

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

WEDNESDAY, NOVEMBER 5, 2025

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

WEDNESDAY, NOVEMBER 5, 2025

8:00 A. M.

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

November 5, 2025

8:00 a.m.

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

1. August 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
2. Bank Reconciliations
3. Verbal Update September 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage

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 August 31, 2025
DATE: November 5, 2025

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

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

AA:md

Attachment

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Eleven Months ended August 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	59,753,626	56,656,514	55,694,234	4,059,392	7.3	3,097,112	5.5
Direct Operating Expenses	26,754,895	25,729,141	25,365,261	(1,389,634)	(5.5)	(1,025,754)	(4.0)
Operating Results	32,998,731	30,927,373	30,328,973	2,669,758	8.8	2,071,358	6.7
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,948,302)	(3,575,000)	(3,517,185)	568,883	16.2	626,698	17.5
Interest Income	1,888,486	146,663	1,744,454	144,032	(8.3)	1,741,823	(1,187.6)
Lower of Cost of Market - Investments	152,867	-	623,015	(470,148)	75.5	152,867	-
Gain (Loss) on Disposal Property	66,759	-	(150,176)	216,935	144.5	66,759	-
Interest Expense Net of Interest Income	(1,227,243)	(1,227,237)	(1,317,535)	90,292	6.9	(6)	(0.0)
Net Revenue In Excess of Expenses	30,931,298	26,271,799	27,711,546	3,219,752	11.6	4,659,499	17.7

The above summary represents the financial performance of the agency for the (11) months ended August 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 August 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	5,373,191	4,728,994	4,670,863	702,328	15.0	644,197	13.6
Direct Operating Expenses	2,334,026	2,253,637	2,209,529	(124,497)	(5.6)	(80,389)	(3.6)
Operating Results	3,039,165	2,475,357	2,461,334	577,831	23.5	563,808	22.8
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(259,981)	(325,000)	(283,845)	23,864	(8.4)	65,019	20.0
Interest Income	202,470	13,333	199,982	2,488	1.2	189,137	(1,418.6)
Lower of Cost of Market - Investments	112,588	-	100,069	12,519	12.5	112,588	-
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	2,982,674	2,052,123	2,377,181	605,493	25.5	930,551	45.3

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Eleven Months ended August 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	6,853,980	6,602,552	6,493,505	360,475	5.6	251,428	3.8
Parking Lots	10,530,298	10,459,176	10,384,992	145,306	1.4	71,122	0.7
On-Street	39,930,913	37,549,368	36,566,656	3,364,257	9.2	2,381,545	6.3
Management Fees	1,314,683	945,418	1,085,428	229,255	21.1	369,265	39.1
Other	1,123,753	1,100,000	1,163,654	(39,901)	(3.4)	23,753	2.2
Total Operating Revenue	59,753,627	56,656,514	55,694,235	4,059,392	7.3	3,097,113	5.5
Operating Expenses							
Salaries, Wages & Fringe Benefits	10,406,740	10,489,094	9,640,361	(766,379)	(7.9)	82,354	0.8
Repairs, Maintenance, Cleaning & Landscape	2,347,303	2,276,108	2,657,144	309,841	11.7	(71,195)	(3.1)
Security	1,625,879	1,741,846	1,552,315	(73,564)	(4.7)	115,967	6.7
Utilities	690,729	613,976	561,805	(128,924)	(22.9)	(76,753)	(12.5)
Insurance	1,551,270	1,223,211	1,358,982	(192,288)	(14.1)	(328,059)	(26.8)
Rental - Building/Land/Auto	436,535	454,205	368,792	(67,743)	(18.4)	17,670	3.9
Assessment Expenses	879,071	887,051	833,217	(45,854)	(5.5)	7,980	0.9
Revenue Sharing	2,555,724	2,524,855	2,450,030	(105,694)	(4.3)	(30,869)	(1.2)
Parking Meter Parts & Installation	55,227	93,330	290,823	235,596	81.0	38,103	40.8
Professional - Audit	124,586	162,085	124,586	-	-	37,499	23.1
Professional - Legal Services	107,822	107,833	107,822	-	-	11	0.0
Professional - Other	863,143	683,096	742,526	(120,617)	(16.2)	(180,047)	(26.4)
Professional - Pay and Display Fees	129,184	115,038	66,332	(62,852)	(94.8)	(14,146)	(12.3)
Bank Charges	3,170,798	2,887,722	2,846,344	(324,454)	(11.4)	(283,076)	(9.8)
Supplies & Miscellaneous	701,855	475,425	554,828	(147,027)	(26.5)	(226,430)	(47.6)
Other Expenses	439,812	272,346	398,542	(41,270)	(10.4)	(167,466)	(61.5)
Advertising & Promotion	669,218	721,920	810,812	141,594	17.5	52,702	7.3
Total Operating Expenses	26,754,896	25,729,141	25,365,261	(1,389,635)	(5.5)	(1,025,755)	(4.0)
Operating Results Before Depr & Amort	32,998,731	30,927,373	30,328,974	2,669,757	8.8	2,071,358	6.7
Depreciation & Amortization	(2,948,302)	(3,575,000)	(3,517,185)	568,883	16.2	626,698	17.5
Operating Results	30,050,429	27,352,373	26,811,789	3,238,640	12.1	2,698,056	9.9
Non-Operating Revenues (Expenses):							
Interest Income	1,888,486	146,663	1,744,454	144,032	8.3	1,741,823	1,187.6
Lower of Cost of Market - Investments	152,867	-	623,015	(470,148)	(75.5)	152,867	-
Gain (Loss) on Disposal Property	66,759	-	(150,176)	216,935	(144.5)	66,759	-
Interest Expense Net of Interest Income	(1,227,243)	(1,227,237)	(1,317,535)	90,292	(6.9)	(6)	0.0
Total Non-Operating	880,869	(1,080,574)	899,758	(18,889)	(2.1)	1,961,443	(181.5)
Net Revenue In Excess of Expenses	30,931,298	26,271,799	27,711,547	3,219,751	11.6	4,659,499	17.7

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Month Ended August 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	573,731	502,111	555,998	17,733	3.2	71,620	14.3	
Parking Lots	868,280	796,087	790,682	77,598	9.8	72,193	9.1	
On-Street	3,713,226	3,243,952	3,120,226	593,000	19.0	469,274	14.5	
Management Fees	106,722	86,844	89,666	17,056	19.0	19,878	22.9	
Other	111,231	100,000	114,291	(3,060)	(2.7)	11,231	11.2	
Total Operating Revenue	5,373,190	4,728,994	4,670,863	702,327	15.0	644,196	13.6	
Operating Expenses								
Salaries, Wages & Fringe Benefits	932,473	953,554	913,955	(18,518)	(2.0)	21,081	2.2	
Repairs, Maintenance, Cleaning & Landscape	202,200	236,934	246,421	44,221	17.9	34,734	14.7	
Security	137,649	134,401	91,265	(46,384)	(50.8)	(3,248)	(2.4)	
Utilities	55,154	57,243	(5,528)	(60,682)	1,097.7	2,089	3.6	
Insurance	136,385	111,201	130,417	(5,968)	(4.6)	(25,184)	(22.6)	1
Rental - Building/Land/Auto	40,341	41,291	39,581	(760)	(1.9)	950	2.3	
Assessment Expenses	80,641	80,641	91,144	10,503	11.5	-	-	
Revenue Sharing	191,208	209,702	175,714	(15,494)	(8.8)	18,494	8.8	
Parking Meter Parts & Installation	2,759	8,574	3,829	1,070	27.9	5,815	67.8	
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	74,727	59,353	85,547	10,820	12.6	(15,374)	(25.9)	2
Professional - Pay and Display Fees	9,643	10,458	6,712	(2,931)	(43.7)	815	7.8	
Bank Charges	303,731	200,103	241,855	(61,876)	(25.6)	(103,628)	(51.8)	3
Supplies & Miscellaneous	60,175	36,419	64,903	4,728	7.3	(23,756)	(65.2)	4
Other Expenses	27,313	26,066	43,130	15,817	36.7	(1,247)	(4.8)	
Advertising & Promotion	58,499	63,159	59,456	957	1.6	4,660	7.4	
Total Operating Expenses	2,334,026	2,253,637	2,209,529	(124,497)	(5.6)	(80,389)	(3.6)	
Operating Results Before Depr & Amort	3,039,164	2,475,357	2,461,334	577,830	23.5	563,807	22.8	
Depreciation & Amortization	(259,981)	(325,000)	(283,845)	23,864	8.4	65,019	(20.0)	
Operating Results	2,779,183	2,150,357	2,177,489	601,694	27.6	628,826	29.2	
Non-Operating Revenues (Expenses):								
Interest Income	202,470	13,333	199,982	2,488	(1.2)	189,137	1,418.6	
Lower of Cost of Market - Investments	112,588	-	100,069	12,519	(12.5)	112,588	-	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
Total Non-Operating	203,490	(98,234)	199,692	3,798	1.9	301,724	(307.1)	
Net Revenue In Excess of Expenses	2,982,673	2,052,123	2,377,181	605,492	25.5	930,550	45.3	

Summary of Major Variances

For the Month Ended September 30, 2024

- 1 **Insurance** - The negative variance of \$25k is attributable to the final insurance premiums being higher than budgeted estimates.

- 3 **Professional Other** - The negative variance of \$15k is mostly a result of the continuation of the software implementation project.

- 3 **Bank Charges** - The negative variance of \$103.6k is attributable to system-wide credit card usage being more than anticipated.

- 4 **Supplies and Miscellaneous** - The negative variance of \$23.8k is the due to several ITD hardware/software purchases for systemwide use.

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



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Eleven Months ended August 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	3,046,259	2,737,154	2,988,371	57,888	1.9	309,105	11.3
Direct Operating Expenses	3,954,761	1,200,312	2,275,885	(1,678,876)	(73.8)	(2,754,449)	(229.5)
Net Revenue In Excess of Expenses	(908,502)	1,536,842	712,486	(1,620,988)	(227.5)	3,063,554	199.3

The above summary represents the financial performance of the agency for the (11) months ended August 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 August 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	254,042	245,649	249,843	4,199	1.7	8,393	3.4
Direct Operating Expenses	528,338	105,060	459,108	(69,230)	(15.1)	(423,278)	(402.9)
Net Revenue in Excess of Expenses	(274,296)	140,589	(209,265)	(65,031)	31.1	431,671	307.0

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Eleven Months ended August 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								
Monthly Revenue	1,878,721	1,651,345	1,778,194	100,527	5.7	227,376	13.8	
Daily Revenue	970,752	855,170	912,738	58,014	6.4	115,582	13.5	
Special Event Revenue	196,457	230,639	302,779	(106,322)	(35.1)	(34,182)	(14.8)	
Other	330	-	(5,340)	5,670	(106.2)	330	-	
Total Operating Revenue	3,046,259	2,737,154	2,988,371	57,888	1.9	309,105	11.3	
Operating Expenses								
Salaries, Wages & Fringe Benefits	290,308	297,770	310,283	19,975	6.4	7,462	2.5	
Repairs, Maintenance, Cleaning & Landscape	180,732	165,814	99,382	(81,349)	(81.9)	(14,918)	(9.0)	
Security	434,309	429,258	410,407	(23,903)	(5.8)	(5,051)	(1.2)	
Utilities	92,058	89,949	85,121	(6,937)	(8.1)	(2,109)	(2.3)	
Insurance	65,632	53,395	111,348	45,716	41.1	(12,237)	(22.9)	
Legal & Professional	2,723,808	19,518	1,091,601	(1,632,208)	(149.5)	(2,704,290)	(13,855.4)	
Supplies & Printing	6,752	7,750	10,614	3,863	36.4	998	12.9	
Mgmt Fees & Admin O/H	158,019	136,858	149,419	(8,600)	(5.8)	(21,161)	(15.5)	
Other Expenses	3,118	-	1,533	(1,585)	(103.4)	(3,118)	-	
Taxes & Permits	25	-	6,176	6,151	99.6	(25)	-	
Total Operating Expenses	3,954,761	1,200,312	2,275,885	(1,678,876)	(73.8)	(2,754,449)	(229.5)	
Net Revenue In Excess of Expenses	(908,502)	1,536,842	712,486	(1,620,988)	(227.5)	(2,445,344)	(159.1)	

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Month Ended August 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	172,447	148,906	164,165	8,282	5.0	23,541	15.8	
Daily Revenue	81,565	68,212	75,130	6,435	8.6	13,353	19.6	
Other	30	-	(558)	588	(105.4)	30	-	
Total Operating Revenue	254,042	245,649	249,843	4,199	1.7	8,393	3.4	
Operating Expenses								
Salaries, Wages & Fringe Benefits	23,730	27,156	26,842	3,112	11.6	3,426	12.6	
Repairs, Maintenance, Cleaning & Landscape	26,239	14,083	7,524	(18,715)	(248.7)	(12,156)	(86.3)	1
Security	33,995	37,114	35,366	1,371	3.9	3,119	8.4	
Utilities	8,394	7,788	6,844	(1,551)	(22.7)	(606)	(7.8)	
Insurance	6,477	4,855	10,537	4,060	38.5	(1,622)	(33.4)	
Legal & Professional	412,867	1,782	359,089	(53,779)	(15.0)	(411,085)	(23,068.7)	2
Supplies & Printing	3,107	-	-	(3,107)	-	(3,107)	-	
Mgmt Fees & Admin O/H	13,221	12,282	12,492	(729)	(5.8)	(939)	(7.6)	
Other Expenses	309	-	-	(309)	-	(309)	-	
Taxes & Permits	-	-	416	416	100.0	-	-	
Total Operating Expenses	528,338	105,060	459,108	(69,230)	(15.1)	(423,278)	(402.9)	
Net Revenue In Excess of Expenses	(274,296)	140,589	(209,265)	(65,031)	31.1	(414,885)	(295.1)	

**Summary of Major Variances
For the Month Ended August 31, 2025**

- 1 **Repairs, Maintenance, Cleaning & Landscape** - The negative variance of \$12k is due mainly to the cost of the emergency replacement of the fuel lines of the generator.

- 2 **Legal & Professional** - The negative variance of \$411k is for the current draw for Phase 2 Upgrade Project. The total for this project is approximately \$7.3 million.

The above summary represents the major variances from budget for the month ended August 31, 2025



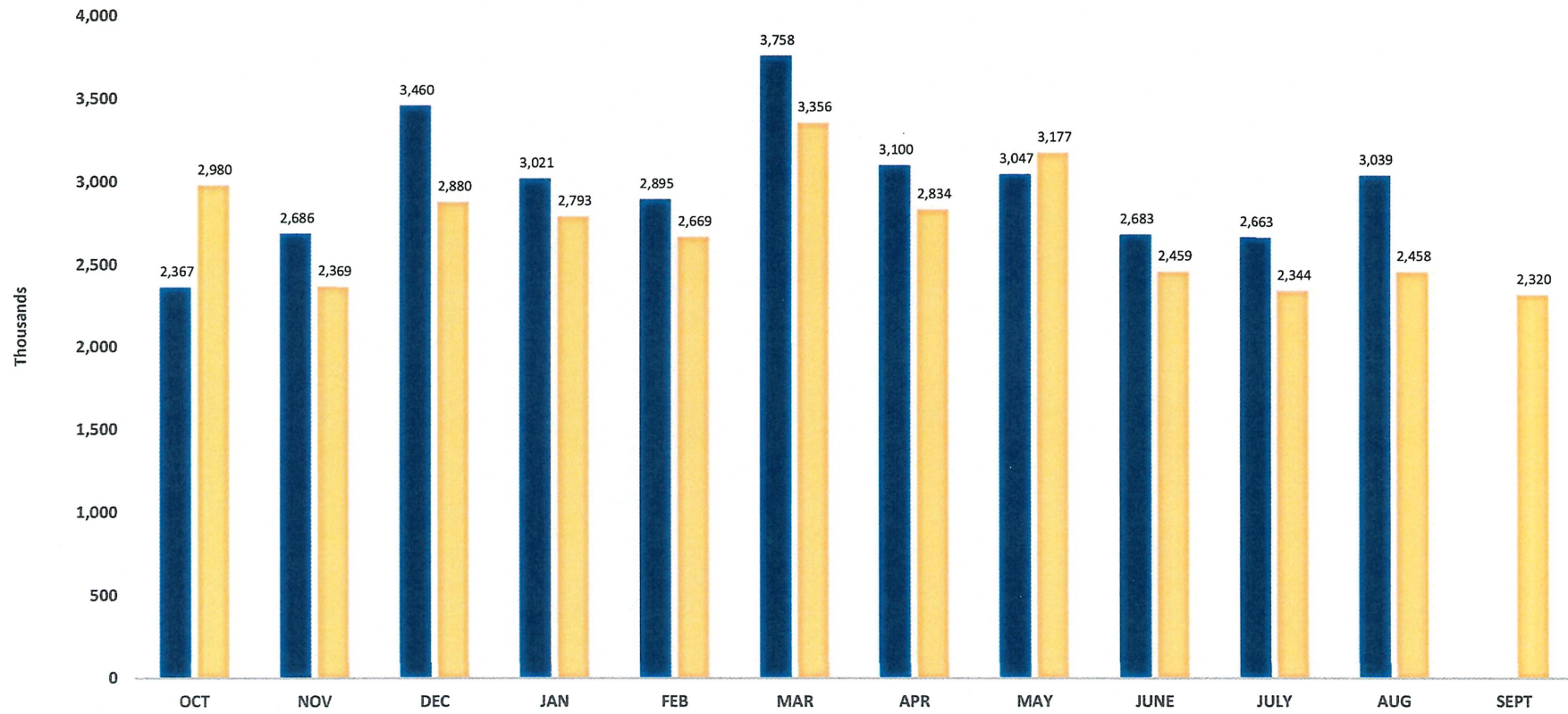
**ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER**



**MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER**

MIAMI PARKING AUTHORITY OPERATING INCOME

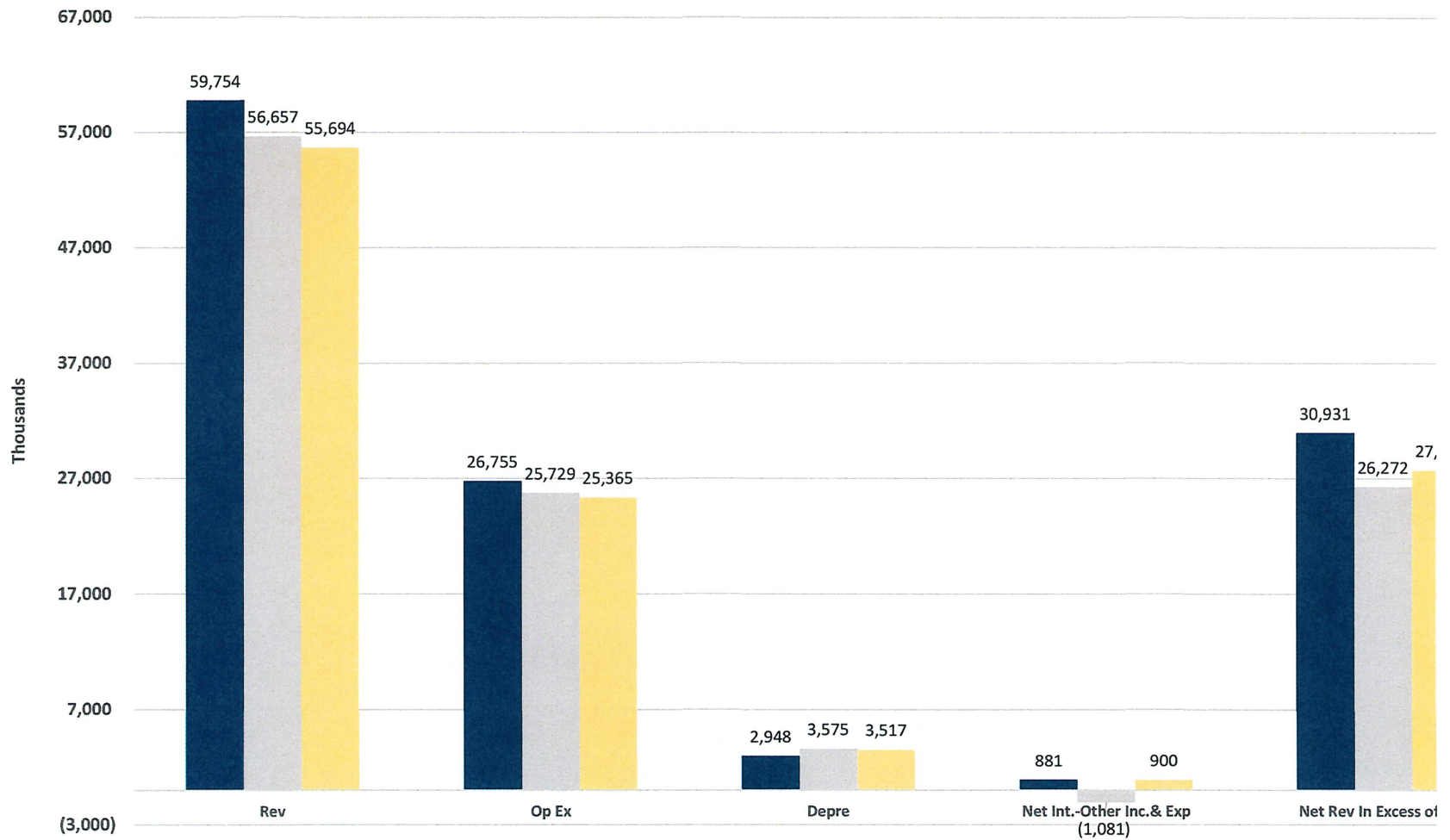
■ Fiscal 2025 ■ Fiscal 2024



MIAMI PARKING AUTHORITY

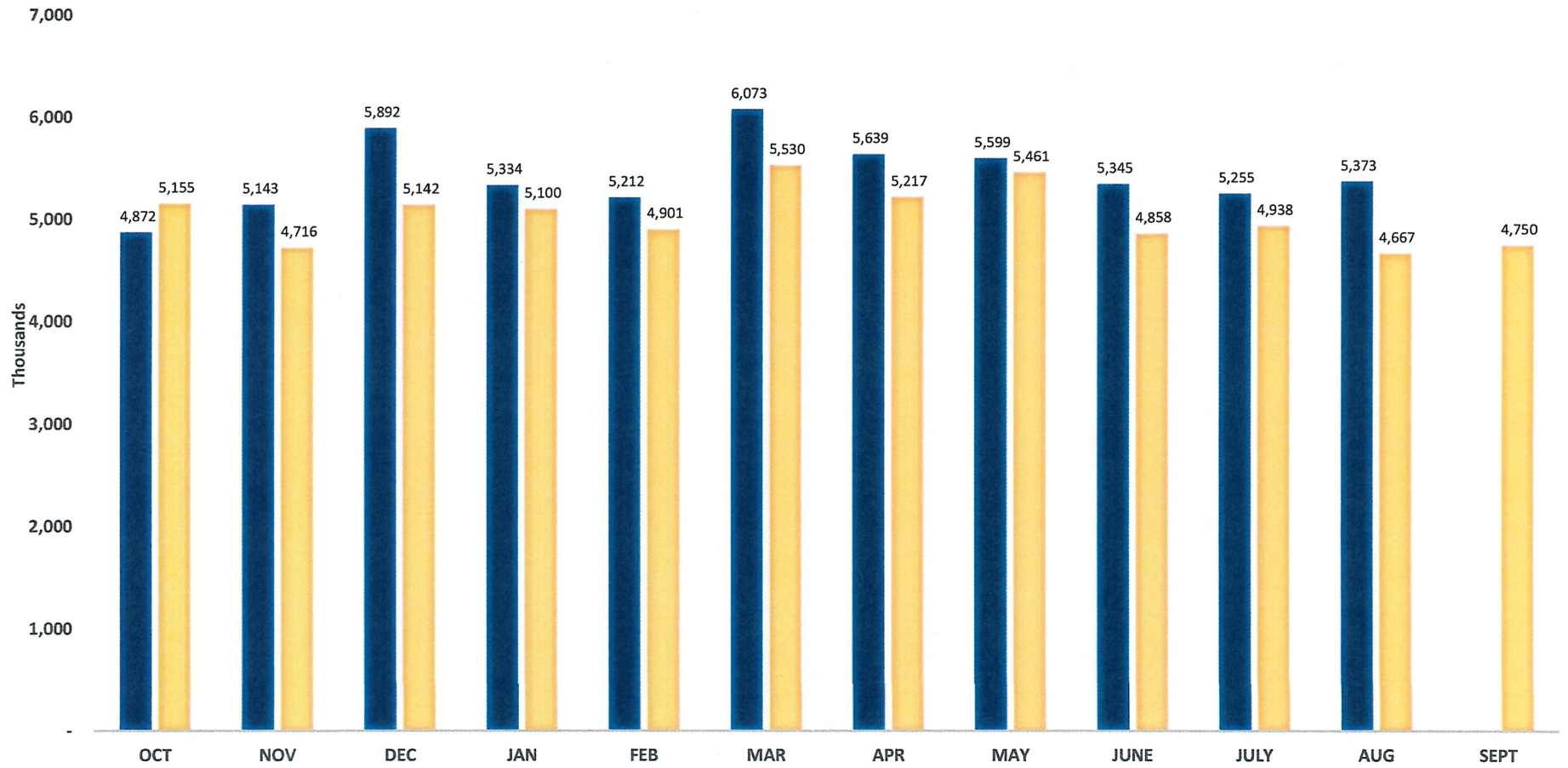
For The Eleven Months Ended August 31, 2025

■ CURRENT YEAR
 ■ BUDGET
 ■ PRIOR YEAR



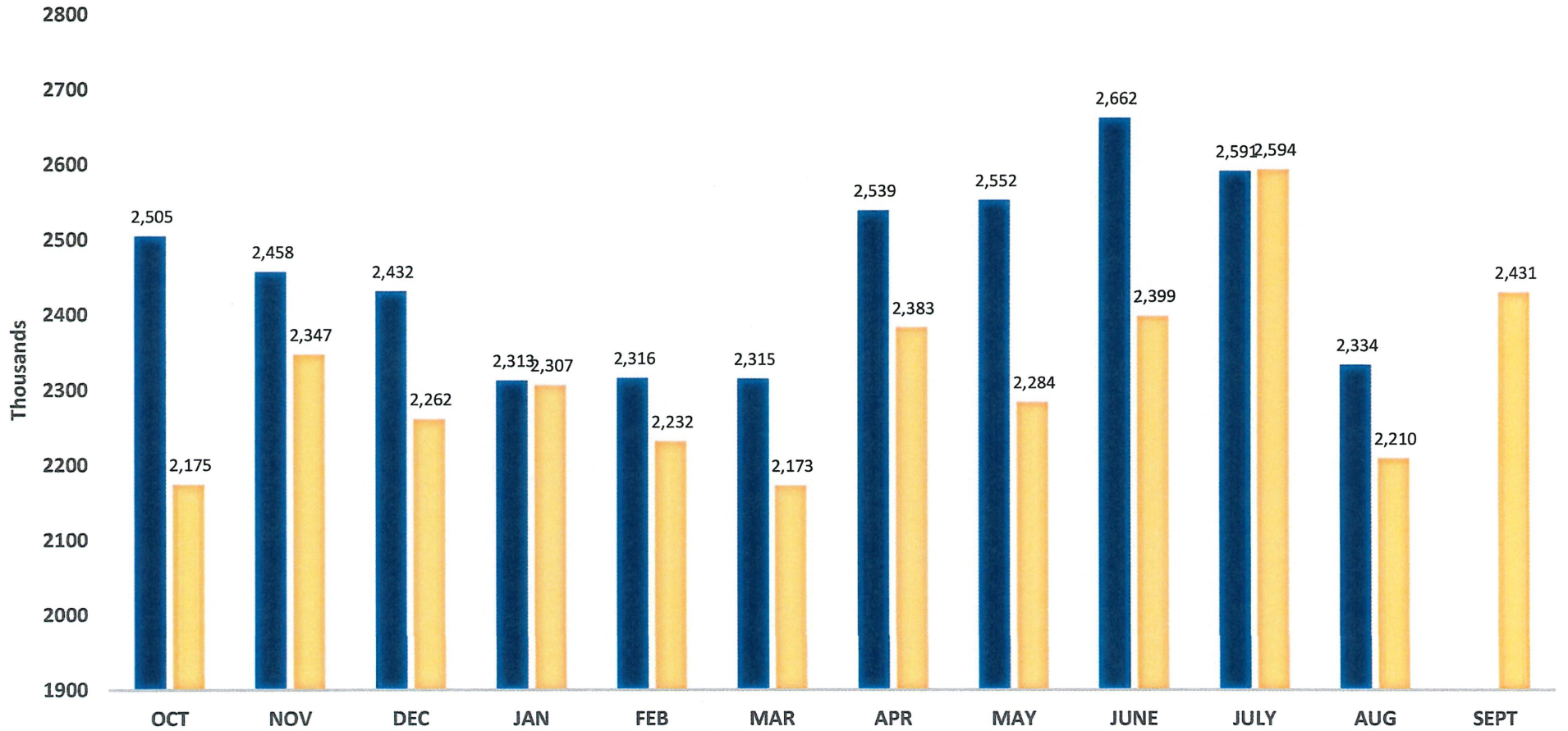
MIAMI PARKING AUTHORITY OPERATING REVENUE

■ 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: November 5, 2025

This is to certify that bank reconciliations for the month of August 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, NOVEMBER 5, 2025

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – November 5, 2025

- I. Public Comments
- II. Employee/Board Recognition/Presentations
 - A. Employee ‘Years of Service’ Award
 1. Humberto Escandon (25-Year Award)
 2. Jeremy Duffie (10-Year Award)
 3. Julio Jomarron (5-Year Award)
- III. MRD Consulting Report
- IV. The Modern Take - Social Media Report
- V. **APPROVAL ITEMS**
 1. 25-1101 August 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 2. 25-1102 Regular Board Meeting Minutes
 - A. September 10, 2025 Finance Committee
 - B. September 10, 2025 Off-Street Parking
 3. 25-1103 Request for Proposals (“RFP”) No. 25-06 for Tour Point of Sale and Information Kiosks Agreement with Conway Tours, Inc. d/b/a Big Bus Tours Miami
 4. 25-1104 Request for Quotations (“RFQ”) No. 25-05 Elevator Maintenance and Repair Services Agreement with American International Elevator Associates Inc.

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

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

VI. CHIEF EXECUTIVE OFFICER'S REPORT

- Playhouse Garage Update
- Automotus Launch
- Pilot of LPR Technology at Miami-Dade County Parks
- Pilot of LPR Technology at MPA Lots

VII. STATUS REPORT

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

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



Progress Report for Miami Parking Authority

Public Relations Services

October 1 – 31, 2025

TASK	ACTIVITY
Board Meeting	❖ The Board of Directors did not meet in October 2025.
Public Relations Tactics	<ul style="list-style-type: none"> ❖ On October 1, 2025, I participated in a Zoom meeting with Ms. Meagan Camp. ❖ On October 8th, participated in a Zoom meeting with Ms. Meagan Camp. ❖ Developed social media storyboards for Customer Appreciation Week. ❖ Reviewed and provided feedback on the 70th Anniversary logos. ❖ Developed a refreshed Resident Discount Program Campaign and social media storyboard. ❖ Created a crisis communication checklist for the MPA senior

management staff to fill in, to include each function's database of contacts for immediate notification purposes.

- ❖ As requested, provided crisis holding statement templates to Ms. Alex Argudin.
- ❖ Developed talking points and backgrounder for the loading zone technology b-roll and social media reels.
- ❖ Attended the "Sand in my Shoes" event on behalf of MPA on October 9th.
- ❖ Followed up with the graphic designer on pending ads for Miami Today and Voices for Children.
- ❖ Reviewed SpotHero social media content and signage.
- ❖ Provided FPTA angles for the CEO's keynote address.
- ❖ Responded to a media query from Mr. Francisco Alvarado, from the Coconut Grove Spotlight, concerning mitigation fees.
- ❖ Followed up on the TPO Industry Day ad.
- ❖ Worked on answers for an interview with an "Insights by Blueprint," as referred to the CEO by Ms. Melissa Rysak. The content dealt with Commercial Real Estate as it relates to parking.
- ❖ Worked with the media team to scout for locations to tape the loading zone technology media package.
- ❖ Provided direction for the loading zone technology video storyboard.
- ❖ Participated in a conference call on October 14th with Mr.

	<p>Wilfred Soto and Ms. Dianne de la Cabada to pin down the details of the loading zone technology videotaping.</p> <ul style="list-style-type: none">❖ On October 15th, taped on location and at MPA scenes for the social media reels and b-roll for the loading zone technology assets.❖ Provided MPA logo in two formats to Mr. John F. Lopez, Jackson Memorial Hospital.❖ Replied to questions from Mr. Alex Luzula, Miami Today reporter.❖ Attended the Voices for Children event on October 31st.❖ On October 20th, I participated in a follow-up Zoom meeting with Ms. Meagan Camp and Ms. Abbey Suarez.❖ On October 29th, I attended the TPO Industry Day.
<p>Community Engagement Events</p>	<ul style="list-style-type: none">❖ November 17 – 20 – Florida Parking and Transportation Association – Ms. Argudin is a speaker❖ November 16 - 232025 – Miami Book Fair❖ November 27 - Thanksgiving❖ December 1 – 7, 2025, Miami Art Week❖ December ??? – Holiday Courtesy Citation Program❖ December – Community organizations’ holiday drives❖ December 10, 2025– Miami-Dade County League of Cities Best Practices Conference

	<ul style="list-style-type: none">❖ January 1, 2026 – New Year’s Day❖ January 4 – King Mango Strut❖ January 25, 2026 – Life Time Miami Marathon❖ February 11 – 15 - Miami International Boat Show❖ TBD – Coconut Grove Arts Festival❖ March 2026 – World Baseball Classic❖ March 27 – 29 – Ultra Music Festival❖ April 9 – 19 – Miami Film Festival❖ April 22 – Miami Tech Summit❖ April 28-29 – CoMotion Miami❖ April TBD – Lexus Corporate Run❖ June 11 – July 27 – FIFA watch parties at Bayfront Park. While not taking place in the City of Miami, ancillary events will also take place, and it is also a good opportunity to shine a light on the
<p>Quarter 4, 2025 and Quarter 1 2026</p> <p>November to January</p>	<p>Prepare for the implementation of the smart-city digital technology in loading zones across Miami neighborhoods.</p> <p>Develop communication strategies for the launch of the license plate recognition technology in Lot 19 and the Pelican Harbour marina.</p> <p>Continue to promote the MPA 70th anniversary communications program. Implement the selected tactics for</p>

	<p>MPA's 70th Anniversary.</p> <p>Follow up on the brand identity options developed earlier this year.</p> <p>Prepare a communication strategy to promote the October 2025 ad in Florida Trend.</p> <p>Develop a strategic communication approach for the proposed Playhouse garage in Coconut Grove.</p> <p>Follow up on the next steps regarding the implementation of the findings from the focus group report.</p> <p>Highlight Ms. Alex Argudin's thought leadership initiatives.</p> <p>Update not-for-profit events aligned with MPA's mission for quarter 4, 2025, and quarter 1, 2026.</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>Schedule a crisis communications workshop.</p>
	<p>NAME: <u>Margarita R. Delgado</u> (Print)</p> <p>SIGNATURE: <u>Margarita R. Delgado</u></p> <p>DATE: October 20, 2025</p>



Progress Report for Miami Parking Authority

Public Relations Services

September 1 - 30, 2025

TASK	ACTIVITY
Board Meeting	❖ On September 10 th , I attended the Board of Directors meeting.
Public Relations Tactics	<ul style="list-style-type: none"> ❖ On September 4th, I met via Zoom with Mr. Angel Diaz for an Operations update. ❖ On September 8th, I participated via Zoom in a meeting with Ms. Meagan Camp. ❖ Following the September Board meeting, met with the Operations team to discuss the launch of the LPR technology in Lot 19 and in the Pelican Harbour marina, as well as the loading zone project. ❖ On September 17th, I met via Zoom with Mr. Angel Diaz for project updates. ❖ On September 17th, I met via Zoom with Ms. Meagan Camp for a social media update.

- ❖ On September 24th, I met via Zoom with Mr. Angel Diaz for an Operations update.
- ❖ On September 24th, I met via Zoom with Ms. Meagan Camp for a social media update.
- ❖ On September 24th, I met virtually with the MPA team to receive an update on the MPAI project.
- ❖ Drafted LPR in Lot 19 and Pelican Harbour marina content for the website landing page.
- ❖ Drafted FAQs for the LPR technology in Lot 19 and the Pelican Harbour marina.
- ❖ Reviewed and provided input about the 70th anniversary logo.
- ❖ Forwarded Ms. Meagan Camp and Ms. Marissa Espinosa the storyboards for five reels regarding the 70th anniversary celebration. I deferred to Ms. Camp and Ms. Espinosa to lead this project.
- ❖ Forwarded specs for the next Miami Toda ad to the graphic designer.
- ❖ Reviewed material and video provided by Automotus for the launch of the loading zone digital technology. I will forward the video to the videographer as it does not appear to be in high resolution. If it is not, TV stations will not use it. It is acceptable for social media and the website.
- ❖ Drafted a communication plan for the launch of the loading zone digital technology. Forwarded it to the MPA team for review and feedback.

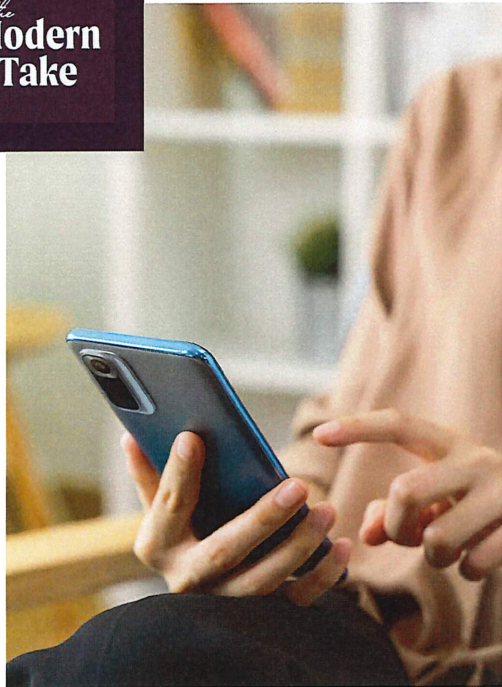
	<ul style="list-style-type: none">❖ Drafted a communication plan for the Resident Discount Program in celebration of MPA's 70th anniversary. Forwarded it to the MPA team for review and comments.❖ Reviewed the disabled parking statement from the Clerk of the Courts.❖ Drafted storyboards for social media reels for the Customer Service Week and Resident Discount Program.❖ Drafted news release about the Florida Trend announcement to be ready when the October issue is released.
Community Engagement Events	<ul style="list-style-type: none">❖ October 4, 2025 – Walk with the Animals, Humane Society of Miami-Dade❖ October 6 – 10 – Customer Appreciation Week❖ October 1 - Halloween❖ November 17 – 20 – Florida Parking and Transportation Association – Ms. Argudin is a speaker❖ November 16 - 232025 – Miami Book Fair❖ November 27 - Thanksgiving❖ December 1 – 7, 2025, Miami Art Week❖ December ??? – Holiday Courtesy Citation Program❖ December – Community organizations' holiday drives❖ December 10, 2025– Miami-Dade County League of Cities Best Practices Conference

	<ul style="list-style-type: none">❖ January 1, 2026 – New Year’s Day❖ January 4 – King Mango Strut❖ 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❖ June 11 – July 27 – FIFA Tournaments. While not taking place in the City of Miami, ancillary events will also take place, and it is also a good opportunity to shine a light on the
<p>Quarter 4 2025</p> <p>October to December</p>	<p>Prepare for the implementation of the smart-city digital technology in loading zones across Miami neighborhoods.</p> <p>Develop communication strategies for the launch of the license plate recognition technology in Lot 19 and the Pelican Harbour marina.</p> <p>Kick off the MPA 70th anniversary communications program.</p> <p>Implement the selected tactics for MPA’s 70th Anniversary. Follow up on the brand identity options developed earlier this year.</p> <p>Prepare a communication strategy to promote the October 2025 ad in Florida Trend.</p>

	<p>Develop a strategic communication approach for the proposed Playhouse garage in Coconut Grove.</p> <p>Follow up on the next steps regarding the implementation of the findings from the focus group report.</p> <p>Highlight Ms. Alex Argudin's thought leadership initiatives.</p> <p>Update not-for-profit events aligned with MPA's mission for quarter 4, 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>Schedule a crisis communications workshop.</p>
	<p>NAME: <u>Margarita R. Delgado</u> (Print)</p> <p>SIGNATURE: <u>Margarita R. Delgado</u></p> <p>DATE: September 22, 2025</p>



The
**Modern
Take**



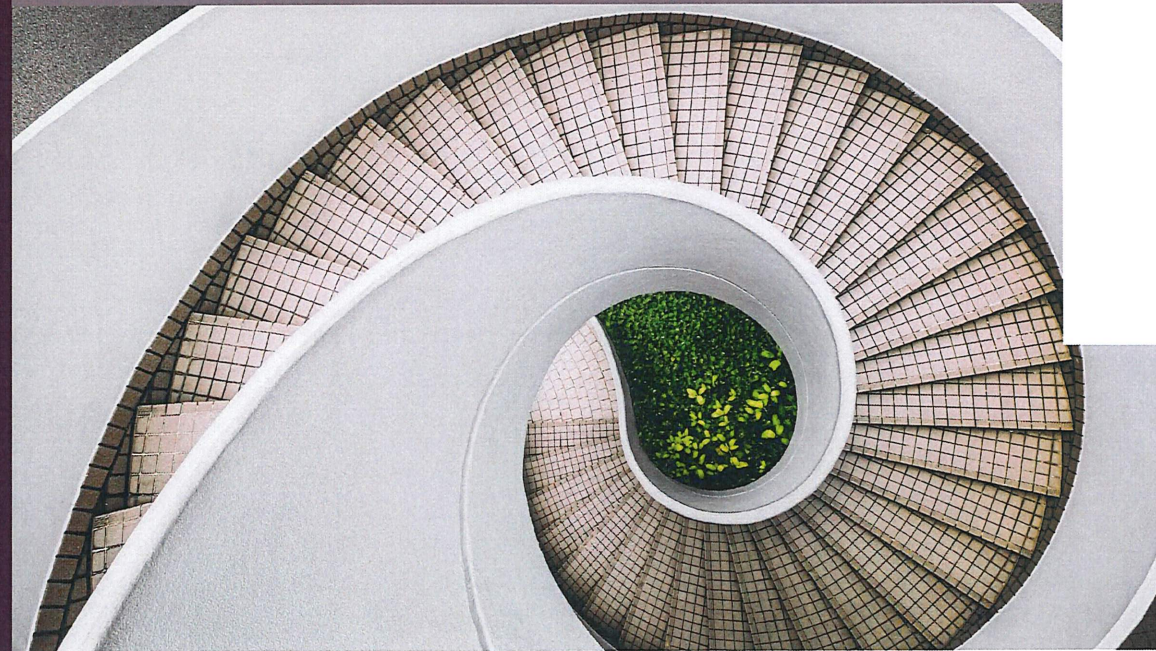
September / October 2025

MIAMI PARKING AUTHORITY

Meagan Camp, The Modern Take

Updates

- Refreshing Customer Service Messaging & Processes
- Holiday Courtesy Citation Campaign
- MPA Board Member Campaign
- 70th Anniversary Campaign

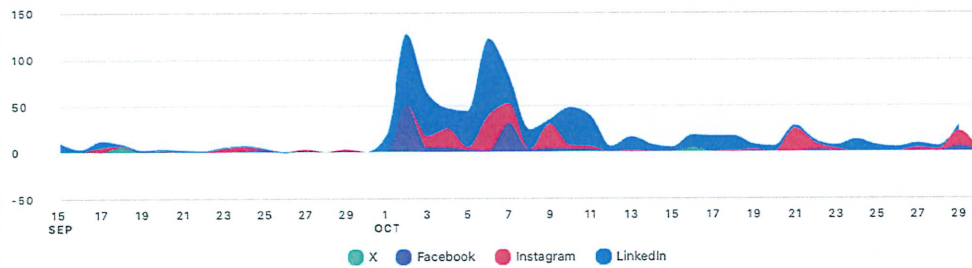




Analytics Summary

Engagements

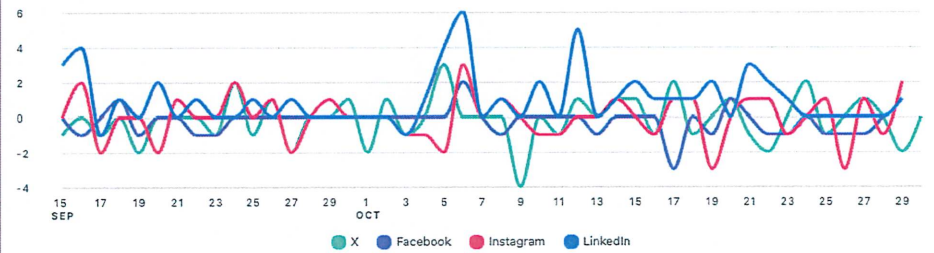
See how people are engaging with your posts during the selected time period.



Engagement Metrics	Totals	% Change
Engagements	932	↘ 48%
X Engagements	19	↘ 45.7%
Facebook Engagements	126	↗ 404%
Instagram Engagements	205	↗ 2%
LinkedIn Engagements	582	↘ 62%

Audience Growth

See how your audience grew during the selected time period.





Audience Metrics	Totals	% Change
Audience	28,736	↗ 0.1%
Net Audience Growth	26	↘ 74%
X Net Follower Growth	-7	↘ 450%
Facebook Net Follower Growth	-11	↘ 83.3%
Instagram Net Follower Growth	-1	↘ 102.4%
LinkedIn Net Follower Growth	45	↘ 27.4%

Compared to July - August 2025



STAY IN TOUCH:

 meagan@themoderntake.com

 [LinkedIn](#)



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 Ended August 31, 2025

DATE: November 5, 2025

A handwritten signature in blue ink, appearing to read 'A. Argudin', is located to the right of the 'FROM' line.

The Financial Summaries for the month ended August 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

September 10, 2025

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

ALSO PRESENT: Alejandra Argudin, CEO, MPA
Angel Diaz, Chief Operations Officer, MPA
Mirtha Dziedzic, CFO, MPA
Angela Hernandez, Director of Human Resources, 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
Carol Corredor, Executive Administrative Assistant, MPA
Wilfred Soto, Sr. Manager of Operations, MPA
Margarita Delgado, President, MRD Consulting
Meagan Camp, CDS, The Modern Take (via Teams)
Humberto Escandon, Sr. Manager of Operations, MPA
George McLean, Sr. Business Analyst, MPA
Javier Armenteros, Manager of Operations, MPA
Jennifer Garcia, Senior Project & Property Manager, MPA
Gabriel Maytin, System Administrator, MPA
Orlando Canizales, IT Technician, MPA
John Lopez, Sr. Manager of Operations, PHT
Monica Montoya, Senior Staff Accountant, MPA
Chantal Gonzalez, Paralegal, MPA
Victor Valderrama, Cybersecurity Analyst, MPA
Victor Rosario, Sr. Manager of Operations, MPA
Alexander Luzula, Reporter, Miami Today
Dailyn Hernandez, Manager of Operations, MPA
Chris Conaboy, Samsara Account Executive
Gonsalo Campos, Manager of Operations, MPA
Jeffrey Medina, Sr. Manager of Operations, MPA
Kevin Blequett, Maintenance AOM, PHT

1	1
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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: September 10, 2025
13	TIME: 8:07 a.m. - 8:45 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	2	APPEARANCES
2		Present:
3		Jami Reyes, Chairperson
4		James Cassel, Board Member
5		Deborah Ladrón de Guevara, Board Member
6		Marvin Wilmoth, Board Member
7		Also Present:
8		Alejandra Argudin, CEO, MPA
9		Angel Diaz, Chief Operations Officer, MPA
10		Mirtha DZIEDZIC, CFO, MPA
11		Angela Hernandez, Director of Human Resources, MPA
12		Henry Espinosa, IT Director, MPA
13		Margie Carmenates, Controller, MPA
14		Julia Y. Alfonso, Court Reporter, JYA Reporting
15		Jihan Soliman, Sr. Assistant City Attorney, City of Miami
16		Pablo Velez, Sr. Executive Advisor to the CEO, MPA
17		Monica Cuadra, Executive Administrative Assistant, MPA
18		Carol Corredor, Executive Administrative Assistant, MPA
19		Wilfred Soto, Sr. Manager of Operations, MPA
20		Margarita Delgado, President, MRD Consulting
21		Meagan Camp, CDS, The Modern Take (via Teams)
22		Humberto Escandon, Sr. Manager of Operations, MPA
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		Jeffrey Medina, Sr. Manager of Operations, MPA
		Kevin Blequett, Maintenance AOM, PHT

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		KPI City of Doral
		KPI Miami-Dade Parks
		ParkMobile

5

1 P-R-O-C-E-E-D-I-N-G-S

2 MR. CASSEL: Are we ready to start the finance

3 portion?

4 I call the finance meeting to order.

5 Good morning.

6 MS. DZIEDZI: Good morning.

7 Good morning, everyone. Before we jump into

8 the numbers, they're on page 20. But before we

9 start with numbers, we have a couple of updates of

10 things that occurred over the summer. In July we

11 were notified by Truist that they're getting out of

12 the business of anything that's not banking

13 services.

14 So what that means for us is that the pension

15 custodianship that they handled for us they will no

16 longer be doing. They gave us 60 days to

17 transition either to use their transition plan or

18 to come up with our own. 60 days is really not

19 that long, so we've opted to go with their

20 transition plan which means we will be going to

21 this group called Principal.

22 It should not affect anything other than our

23 reporting. Sterling, the investing group, is still

24 staying the same. So it's just basically the

25 reporting mechanism and who holds the guardianship

6

1 of the funds.

2 Last week we received a phone call from

3 Sterling saying that their parent group has been

4 bought out by Desjardins. So the Sterling Group,

5 again, is still staying the same, so our investors

6 are staying the same, the management team, all of

7 that is staying the same, but their parent group is

8 now changing from Guardian to Desjardins.

9 Again, it should not affect anything as far as

10 the retirees, the report, any of that

11 information -- all of that information should be

12 the same. It's just that our reporting mechanisms

13 are going to be a little bit different. They also

14 agreed to keep the fee structure the same for the

15 next year through 2026, and then they'll reassess

16 at that point and let us know.

17 But regardless of all of that happening, we

18 are going out for an RFP for banking services, all

19 banking services including the pension and merchant

20 services. So in the next couple, three months we

21 will be putting that together and putting that out

22 for bids.

23 MR. CASSEL: The bids can be for the

24 individual portions or the whole?

25 MS. DZIEDZIC: Yes, yes, yes.

7

1 MR. CASSEL: Thank you.

2 MS. DZIEDZIC: So jumping into our financials.

3 Page 20 is the year-to-date information as of

4 July 31st. Revenues as of July 31st totaled

5 \$54.4 million, and this is 2.4 million above

6 budget, 3.4 million better than the same period

7 last fiscal year. Year-to-date operating expenses

8 totaled approximately \$24.4 million, for net

9 operating result of approximately \$30 million for

10 the year so far.

11 Jumping to page 23, please. This is the

12 monthly activity for the month of July for MPA.

13 Revenues totaled \$5.3 million, and expenses totaled

14 \$2.6 million, for a net operating result of

15 approximately \$2.7 million for the month of July.

16 Some notable variances for the month of July

17 include the insurance line item which has an

18 unfavorable variance of \$27,000, and this is

19 related to the premiums being higher than the --

20 when we budgeted. So the premiums, the actual

21 amount, came after we had completed the budget for

22 the fiscal year.

23 The next line item is Parking Meter Parts and

24 Installations which has a negative variance of

25 approximately \$19,000, and this is related to the

8

1 implementation of the license plate readers pilot

2 program at the Pelican Marina lot.

3 The next item is Professional Other which has

4 a negative variance of \$86,000, and this is where

5 we are doing structural assessments for G5. We did

6 a surface evaluation for Lot 52, and where we are

7 capturing the cost for the elevator improvements at

8 G9.

9 The next category is Supplies and

10 Miscellaneous which has a negative variance of

11 \$20,000. And this is due to a lot of IT hardware

12 and software purchases that were done in the month.

13 And the last category is Other Expenses which

14 has a negative variance of \$40,000. This is where

15 we've paid for licenses, annual licenses, IT -- for

16 IT as well as a couple sponsorships for the TPO and

17 Chamber of Commerce, and some trading cost for the

18 FPTA.

19 Any questions on MPA?

20 Okay. So moving on to page 25, the Knight

21 Center. Page 25 is the year-to-date information

22 for the Knight Center as of July 31st. Operating

23 revenue as of July 31st for the Knight Center

24 totaled \$2.7 million, which is about 300,000 better

25 than the budget. Expenses totaled year to date

9

1 \$3.4 million, of which 2.2 million is related to
 2 the second phase of the garage improvement project,
 3 for a net operating deficit of \$634,000.
 4 Page 28, please. For the month of July,
 5 operating revenues of the Knight Center totaled
 6 \$259,000, and expenses totaled \$128,000, for a net
 7 operating result of approximately 131,000.
 8 For the month of July, the Legal and
 9 Professional line item was over budget by
 10 approximately \$14,000, and this is due to the
 11 structural assessment at G4.
 12 And that concludes our financial update. Any
 13 questions?
 14 MR. CASSEL: When do we go out with insurers?
 15 When does the insurance renewal?
 16 MS. DZIEDZIC: We're doing it right now. I'm
 17 speaking to our broker. So I think November,
 18 December is when we're -- our insurance premiums
 19 renew.
 20 MR. CASSEL: How is that looking right now?
 21 MS. DZIEDZIC: For property -- for health
 22 insurance it's looking a little bit higher, but
 23 we've accommodated that in the budget. We're
 24 working with our broker to make sure that we keep
 25 it under a certain level looking at our plan.

11

1 MS. DELGADO: Good morning, Madam Chair,
 2 members of the board. Good morning, everyone,
 3 Madam CEO.
 4 So getting ready for the deployment of the LPR
 5 technology in Lot 19 and Pelican Marina. We don't
 6 have a date certain yet, but we are getting prepped
 7 up. Same applies to the loading zone digital
 8 technology. So we're still going through the
 9 process, but I have written most of the
 10 communication plan to be ready when the time comes.
 11 We're getting ready also to launch the 70th
 12 anniversary this fall, soon, and working on to
 13 align that with all the other events that are
 14 taking place, especially customer service, which is
 15 the entire week of beginning of October.
 16 I've written a feature story for the October
 17 issue of the Parking and Mobility Magazine, and
 18 worked on the 2026 editorial calendar as well, and
 19 a number of ads that are coming up. Florida Trend
 20 is the first one in October because that issue is
 21 aligning with Miami-Dade County transportation and
 22 a lot of other issues that are covered.
 23 It's a very important issue of the magazine.
 24 It's digital and it's also in print. So MPA has
 25 that and other sponsorships that require ads, as

10

1 For property overall, the market is doing a
 2 little bit better. Premiums have actually come
 3 down a little bit. We put in our budget a little
 4 bit of a higher increase for next year, but we are
 5 pretty confident that we will be under budget or at
 6 budget.
 7 MR. CASSEL: Thank you.
 8 MS. DZIEDZIC: But we just sent out the
 9 notification.
 10 Any other questions?
 11 MR. CASSEL: Any other questions?
 12 We're done.
 13 CHAIRPERSON REYES: Good morning, everyone. I
 14 hope you all had a nice summer.
 15 Margarita, you want to start us off?
 16 MS. DELGADO: Yes, of course.
 17 Good morning. Margarita Delgado, MRD
 18 Consulting.
 19 CHAIRPERSON REYES: Oh, do I need to open
 20 public comments now or after? It's been a long
 21 summer, so --
 22 MS. SOLIMAN: No, no. It's just for
 23 reporting, so before we take action.
 24 MS. DELGADO: May I?
 25 MS. SOLIMAN: Uh-hum.

12

1 well as some other in between community projects as
 2 well.
 3 Do you have any questions?
 4 Thank you.
 5 CHAIRPERSON REYES: Any questions?
 6 MS. ARGUDIN: I want to take a moment. As I
 7 mentioned to you in our board briefings, on the
 8 camera you'll see Meagan Camp. She will be
 9 assisting us with our social media. She's someone
 10 that I've known for a bit. She's actually helped
 11 me with mine. I met her through IPMI. She
 12 understands our industry very well, and we're happy
 13 to have her.
 14 She's going to be introducing herself and
 15 reporting on what Loud And Live left for the past
 16 month so that you can have at least a report on how
 17 our social media is trending.
 18 Hi, Meagan.
 19 MS. CAMP: Hi, everyone.
 20 Can you hear me all right?
 21 MS. ARGUDIN: Yes.
 22 MS. CAMP: Okay. Great. Good. It's lovely
 23 to meet you all. Yes.
 24 Thanks, Alex, for the intro.
 25 Yeah, my name is Meagan Camp. I am based in

<p>13</p> <p>1 Washington, D.C. As Alex mentioned, I've been 2 working with IPMI in different social media and 3 marketing-related activities for about three years 4 now. My background with social specifically has 5 been kind of through part of my career in 6 publishing and media. So Margarita and I get along 7 great. And then also my time with the state 8 department in working in the federal government in 9 communications and social media.</p> <p>10 I started my own company back in 2017, and 11 really enjoying consulting and helping groups like 12 this in B2B space or in the public, you know, 13 government space to be able to kind of take all of 14 these disparate pieces and stories and apply them 15 to the right platform, and help kind of build that 16 strategy and be an extension of the comps team and 17 public relation. So I'm really excited to be able 18 to dig into all of this.</p> <p>19 Yeah, I've been helping Alex with her 20 LinkedIn, which I think a few of you have noticed 21 over the past year and year and a half, and really 22 getting to know the ins and outs of MPA. So I'm 23 really looking forward to it. I welcome ideas, of 24 course. I know some things you've already 25 discussed with Alex in the past that I'm excited to</p>	<p>14</p> <p>1 dig into.</p> <p>2 So, yeah. So thank you so much for this 3 opportunity.</p> <p>4 Yeah, Henry, if you'll go ahead and switch to 5 the first slide, please.</p> <p>6 MR. ESPINOSA: All right. It's up.</p> <p>7 MS. CAMP: Yeah, please.</p> <p>8 MR. ESPINOSA: Yeah, it's there.</p> <p>9 MS. CAMP: Okay. Great. If you'll turn to 10 the first data point, please.</p> <p>11 Okay. Great. Yeah. So it looks like here 12 from the Instagram perspective, not a lot of 13 engagements. Summer on Instagram in terms of some 14 of the more organic content can be really tricky, 15 which I kind of am seeing here, especially with 16 that engagement rate and view rate, depending upon 17 kind of, you know, several factors, the algorithm.</p> <p>18 Also interesting that I noted that there 19 wasn't a total follower change. So that's 20 definitely something we'll be assessing too. And 21 doing giveaways, very popular Instagram content 22 piece.</p> <p>23 And I also noticed too, of course, that this 24 is over a multi-month period, really more of the 25 quarter-to-date best points. So not so much the</p>
<p>15</p> <p>1 month to month, which kind of tells us a couple of 2 things that I'm going to be, like I said, assessing 3 for the platform in the future.</p> <p>4 Henry, go ahead and change to the next one, 5 please.</p> <p>6 Yeah. Here on Facebook also super 7 interesting. No major changes in followers. 8 Impression rates also went down, which it's really 9 hard to tell. I know these are very vague KPIs, 10 and you've seen many, many times over and over in 11 this style before. And I think one of the really 12 interesting notes is that we're going to see 13 interesting stagnancy when it comes to follower 14 rates.</p> <p>15 The way social algorithms are working and have 16 worked over the past several years is that we're 17 not necessarily being engaged as users to follow a 18 page or to have to follow a page to continue seeing 19 their content. It really actually is more about 20 did we happen to see a friend who commented on a 21 post or shared something, and then, therefore, it 22 kind of stays in our network orbit, if you will. 23 And so I can really kind of see that happening here 24 in Facebook, where possibly, you know, a resource 25 is shared or something.</p>	<p>16</p> <p>1 You know, they have their top content piece 2 here about the Miami-Dade boat ramps. So that can 3 be really, really interesting to see how that's 4 feeding out in more of these consumer friendly 5 spaces, Instagram, Facebook. I consider kind of X 6 in its own category. And then, of course, 7 LinkedIn, much more industry forward, which, of 8 course, you'll see always seems to be our top 9 performing platform.</p> <p>10 Henry, if you'll change to the next side, 11 please.</p> <p>12 Yeah. So X, super interesting here. I see 13 really little activity. So that's something when I 14 kind of come in and start working on creating the 15 content strategies for each individual platform, 16 which is always an interesting concept, because I 17 know a lot of us are used to one message, and you 18 send it out to everywhere all at once, you know, 19 just to kind of check the box in some ways, but 20 also, of course, events and news, to get things out 21 as quickly as possible and messages clearly stated 22 as possible.</p> <p>23 So, you know, X here has potentially a few 24 different opportunities in terms of what service it 25 can provide for MPA and, of course, for users. And</p>

17

1 so I think a lot of what I'm seeing here is that
 2 really probably not a lot of has been -- not a lot
 3 of engagement has happened on X in terms of from
 4 Loud And Live possibly in terms of, like,
 5 commenting on things or participating on the
 6 platform which really is a driver of X.
 7 One of the main goals for X is for you to log
 8 in and stay on it all day long and have it be your
 9 true, like, news feed. So this will be something
 10 definitely to look forward to to go how should we
 11 be using this a little differently. Is it serving
 12 its purpose, that kind of a thing, which you can
 13 definitely see reflected in the engagement and
 14 followership.
 15 Henry, last slide, please. And LinkedIn has
 16 been for several years in terms of the B2B space
 17 the most dominant platform. I'm sure all of us are
 18 on it hopefully very frequently. You know, it's so
 19 to interesting to me too that it has shifted, as
 20 you've probably seen, into a little bit more of a
 21 personal sharing space.
 22 We have a lot more storytelling. We have a
 23 lot of brands and groups that are humanizing their
 24 messaging and changing it, so that way they can be
 25 not just an informer of the industry but also a

19

1 the feed. So really excited about LinkedIn, and I
 2 think it has a lot of opportunity.
 3 So this is really, I believe, the last slide.
 4 Is that right, Henry?
 5 Yeah. So this is sort of the snapshot
 6 overgrowth.
 7 All right. And that is it on the Loud And
 8 Live from the end of August.
 9 CHAIRPERSON REYES: Thank you. We look
 10 forward to working with you.
 11 MS. CAMP: Thank you.
 12 CHAIRPERSON REYES: Okay. I will open it up
 13 to public comments.
 14 Seeing none, hearing none, we will move on to
 15 our --
 16 MS. ARGUDIN: Can I make an announcement?
 17 CHAIRPERSON REYES: Sure.
 18 MS. ARGUDIN: So I want to --
 19 CHAIRPERSON REYES: Oh, my gosh. Really?
 20 MS. ARGUDIN: We already know everybody's
 21 tired of hearing about Angel. The highlight is on
 22 you, but we're very proud of Angel.
 23 But there's two people in the room that you
 24 may or may not know that also got promoted, and it
 25 always gives me a lot of joy when people come up

18

1 participant. And I think that's what's worked
 2 really well for MPA, especially things like in, you
 3 know, promoting our promotions, employee-related
 4 news.
 5 Of course, we had a really big one with
 6 Angel's announcement last month. And I saw that on
 7 both Alex's LinkedIn and, of course, you know, the
 8 traction it got through MPA's announcement as well.
 9 So I think this has just a huge, like, source
 10 of opportunity essentially for how MPA can show up
 11 industrywise and, of course, in the public space.
 12 So I'm really excited about this. It has a lot of
 13 easy wins on LinkedIn in terms of how they're
 14 taking content and pushing it out.
 15 You'll also notice, I'm sure, that you see
 16 posts that are maybe two or three weeks old, but
 17 because they're still continuing to get traction,
 18 they'll hang out on your feed a little bit longer.
 19 Those are some of the small, little tools that
 20 we can use to make sure, you know, really important
 21 content, like the 70th or some of the other
 22 technology rollouts we're working on, we'll be able
 23 to keep as perpetual content and stay front of mind
 24 for a lot of people, depending on how we utilize
 25 something like that, like that length of time in

20

1 through the ranks.
 2 So Dailyn Hernandez, which is the Marlins
 3 manager. And Jose has left us. He actually went
 4 to the city of Doral. So it's also nice to see
 5 when our, you know, our employees go somewhere else
 6 to represent, you know, parking, and they take
 7 everything that they've learned, and now he's a
 8 partner of ours at Doral.
 9 And Gonsalo Campos, he is our new operations
 10 manager, also came from the Command Center. And
 11 it's also interesting when people start here
 12 from -- in different departments. So it's so much
 13 easier for them to understand the operations as a
 14 whole, right? And I think a lot of us have done
 15 that.
 16 I always say that that's my downfall, that I
 17 didn't start from the bottom here, because I felt
 18 like if I would have been an enforcement officer or
 19 I would have been, you know -- and that's how I
 20 started at the City, which is how I got to learn
 21 all the, you know, all the important things about
 22 the City. So they've been great teachers to me
 23 even though I didn't start as a frontline employee
 24 here. So congratulations to both of you.
 25 MR. CAMPLOS: Thank you.

21

1 MS. HERNANDEZ: Thank you.

2 CHAIRPERSON REYES: Okay. All right.

3 Approval items June 2025 financials.

4 MS. LADRON DE GUEVARA: So moved.

5 MR. WILMOTH: Second.

6 CHAIRPERSON REYES: All those in favor say

7 "aye."

8 MR. CASSEL: Aye.

9 MR. WILMOTH: Aye.

10 MS. LADRON DE GUEVARA: Aye.

11 CHAIRPERSON REYES: Aye.

12 No opposition. Motion passes.

13 July 2025 financial statements.

14 MS. LADRON DE GUEVARA: So moved.

15 MR. WILMOTH: Second.

16 CHAIRPERSON REYES: All those in favor say

17 "aye."

18 MS. LADRON DE GUEVARA: Aye.

19 MR. CASSEL: Aye.

20 MR. WILMOTH: Aye.

21 CHAIRPERSON REYES: Aye.

22 Motion passes.

23 Regular board meeting minutes for July.

24 MS. LADRON DE GUEVARA: So moved.

25 MR. WILMOTH: Second.

23

1 "aye."

2 MR. CASSEL: Aye.

3 MR. WILMOTH: Aye.

4 MS. LADRON DE GUEVARA: Aye.

5 CHAIRPERSON REYES: Aye.

6 Motion passes.

7 MS. ARGUDIN: Thank you.

8 CHAIRPERSON REYES: Procurement of Dash Cams.

9 MR. DIAZ: Good morning, everybody.

10 The next item is the procurement of the

11 Samsara Dash Cams for our fleet vehicles. These

12 cameras work as a GPS location coordination. Also

13 will help with the speeding, the tailgating. It

14 monitors -- the camera monitors the exterior of the

15 vehicle and the inside of the vehicle.

16 So if the person is drowsy, it will send a

17 message to them, hey, you know, wake up, or

18 something like that. So it monitors how they

19 behave inside the vehicle, and it also monitors the

20 front of the vehicle. So if they're following too

21 close to the vehicle, it will also let them know

22 about that.

23 So it's just a tool that we're going to use to

24 help better manage the fleet and our staff as they

25 drive the vehicles. One thing that it does that

22

1 CHAIRPERSON REYES: All those in favor say

2 "aye."

3 MS. LADRON DE GUEVARA: Aye.

4 MR. CASSEL: Aye.

5 MR. WILMOTH: Aye.

6 CHAIRPERSON REYES: Aye.

7 Motion passes.

8 Let's go to Design District.

9 MS. ARGUDIN: Good morning, everyone, again.

10 This item is the confirmation of the Design

11 District improvement committee members for the

12 Design District Parking Improvement Trust Fund.

13 And so we have two members, one is the

14 reappointment of Michael Schwartz. He will be

15 reappointed from October 2025 through 2028. It's a

16 three-year approval -- appointment.

17 And the next will be for Andrew Gavin,

18 business owner for ICA Miami. And he replaces

19 Anthony Troisi who left the company. So we needed

20 someone to replace and it's Gavin. So we're asking

21 the board to confirm these nominations.

22 CHAIRPERSON REYES: Any questions?

23 MR. CASSEL: So moved.

24 MR. WILMOTH: Second.

25 CHAIRPERSON REYES: All those in favor say

24

1 really protects us as well, it also helps us if

2 there's an accident, we have the camera that shows

3 that it was not our fault. The majority of the

4 accidents that we're in, since we're in the field

5 so much, I would say over 90 percent of them are

6 not our fault. So this just helps with insurance

7 claims and things like that.

8 So we're asking for the board's approval of 87

9 cameras of \$57,364 for year one with a three-year

10 total of \$173,058.00, and a one-time \$8,700

11 installation fee. We also have Chris Conaboy from

12 Samsara here. In case anybody has any questions,

13 he's present.

14 CHAIRPERSON REYES: Questions.

15 MR. WILMOTH: The information is stored in the

16 cloud somewhere?

17 MR. CONABOY: Correct, AWS.

18 CHAIRPERSON REYES: I'm sorry, sir. Can you

19 state your name for the record, please.

20 MR. CONABOY: My name is Chris Conaboy with

21 Samsara.

22 MR. WILMOTH: How long is it stored there?

23 MR. CONABOY: It's a custom retention

24 schedule. So by default videos that are offloaded

25 are set to save indefinitely. So if you're a

25

1 10-year customer, you go back to your day one to
 2 get video. But you can set up custom retention
 3 policy. So if you want to purge data every 30
 4 days, you can do that.
 5 MR. WILMOTH: Okay.
 6 MR. CASSEL: Are there any privacy issues? I
 7 mean, it's one thing on the external, but on the
 8 internal of the car, do we have to be concerned
 9 about?
 10 MR. CONABOY: Yeah. So there's privacy
 11 measures to put in place. We do private and public
 12 sector. So a lot of our public sector customers,
 13 like Fort Lauderdale, for example, they'll actually
 14 blur the driver's face.
 15 And also you can turn off the audio. So if
 16 there's any, you know, concerns about, you know,
 17 I'm talking to my doctor and it's a HIPPA
 18 violation, we have toggles, we could just turn that
 19 stuff on and off, too, to protect privacy.
 20 MR. CASSEL: Do we need to put policies in
 21 place for that? Is that something that has to be
 22 done in advance or -- because we don't want
 23 people -- there's a reason we're doing this. Do we
 24 want people to be able to just turn it off or not
 25 turn it on?

27

1 Sorry.
 2 No, the City of Miami has policies for solid
 3 waste and its code enforcement officers which have
 4 the same exact technology. So we can get those
 5 policies.
 6 MR. CASSEL: Thank you.
 7 CHAIRPERSON REYES: Any other questions?
 8 Is there a motion?
 9 MR. WILMOTH: So moved.
 10 MS. LADRON DE GUEVARA: Second.
 11 CHAIRPERSON REYES: All those in favor say
 12 "aye."
 13 MR. CASSEL: Aye.
 14 MR. WILMOTH: Aye.
 15 MS. LADRON DE GUEVARA: Aye.
 16 CHAIRPERSON REYES: Motion passes.
 17 Thank you.
 18 MS. ARGUDIN: I have a couple things to
 19 report. First and foremost, we had four briefings
 20 already with the commissioners and commissioners'
 21 staff for our budget. It's always nice to hear how
 22 happy they are with our organization, and I think
 23 that that is a testament to our staff that's out
 24 there constantly.
 25 Bert who is -- is he here? Bert who is like

26

1 MR. DIAZ: No. So, yeah, we'll set up policy
 2 for that. That's something that I'll get with
 3 Pablo and HR and make sure that we set up policy
 4 and that's the policy we will follow. And if it
 5 takes blurring their face or turn off the volume,
 6 then we will do that. And then, you know, set up
 7 an SOP just so staff is aware of it as well.
 8 MS. ARGUDIN: Right. Because they won't have
 9 access to do it themselves.
 10 MR. DIAZ: No, they can't do that. Staff will
 11 not be able to do that, no. That would have to be
 12 at management level.
 13 MR. WILMOTH: I assume the policies that
 14 Fort Lauderdale have gone through, full legal
 15 compliance review and everything?
 16 MR. CONABOY: Legal, union.
 17 MR. WILMOTH: That might be a good place to
 18 start.
 19 MR. DIAZ: The City of Miami Solid Waste
 20 Department uses it as well.
 21 MS. SOLIMAN: Exactly. We have policies. We
 22 have the same technology or --
 23 MR. CASSEL: If you could speak up so she can
 24 hear.
 25 MS. SOLIMAN: Oh, wow. Never got that before.

28

1 the face of MPA out there. And he's very quick,
 2 him and the staff, and Wilfred, to always answer
 3 any community needs, any complaints that they have.
 4 And I can tell by the response that I get from the
 5 commissioners and their staff.
 6 So, you know, we didn't have any issues
 7 presenting our budget. Again, it will be on
 8 Saturday at 10:00 a.m. is the meeting, and we're
 9 item page five.
 10 Next is the Coconut Grove Playhouse. We're
 11 actually moving. I think like in our lifetime
 12 we'll see the playhouse built, everybody who's
 13 here. It's a long time coming. We have had great
 14 meetings with the County. We've actually been able
 15 to move forward, send them the terms.
 16 You know, a lot of things are updated. The
 17 last time we actually had a, you know, a term sheet
 18 with them was 2018. So a lot of things have
 19 changed since then, a lot of costs have gone up.
 20 But they have been great partners, and we still
 21 continue to go to community meetings to listen to
 22 what the community has to say, especially the
 23 residents of Coconut Grove.
 24 Phase one is pretty much completed, and now
 25 we're probably moving now to phase two. We're

29

1 having another meeting with the City and County.
 2 We continue to meet as a group to continue to move
 3 forward. So I'll keep bringing an update for you
 4 all. I do believe that we are going to start with
 5 the garage before the playhouse, so -- which I
 6 think is a smart move. So I'll keep on informing
 7 you as to how that goes.
 8 In those meetings we've also dispelled a lot
 9 of information that's been out there, a lot of
 10 misinformation that's been out there as to what
 11 we're actually building. So, you know, we put it
 12 out there. It's in writing, and we're making
 13 sure -- it's something that I've worked with
 14 Margarita to make sure that -- like our website is
 15 also a place where the news lies.
 16 We've had some feedback about social media and
 17 them feeling -- the public feeling like the City or
 18 the County haven't put out enough information,
 19 which is why it's always in the back of my mind
 20 that communication is key. I don't want to get
 21 ahead of them, but I want to make sure that
 22 anything concerning parking is in the forefront,
 23 and that we are putting that information out there.
 24 Go ahead, Angel.
 25 MR. DIAZ: So some updates on our technology.

31

1 to push back are probably the people that abuse the
 2 loading zones. Because it's going to be realtime,
 3 so they won't be able to do whatever it is that
 4 they're kind of getting away with now. Because now
 5 our enforcement is pretty manual, you know, boots
 6 on the ground, they have to walk to the loading
 7 zone and enforce it. So I think that will be the
 8 biggest pushback.
 9 So far everybody we spoke to, we haven't had
 10 any negative pushback yet because everybody is --
 11 you know, they need loading zone. They need the
 12 space. Like I met with the DDA, I also presented
 13 it to them, and they were 100 percent on board.
 14 They wanted more information. So, so far we
 15 haven't had any --
 16 CHAIRPERSON REYES: And what's our
 17 geographical area on this?
 18 MR. DIAZ: So we're going to have -- the first
 19 area is going to be Brickell, Downtown, part of
 20 Wynwood, and another part of the -- the business
 21 part of Little Havana.
 22 CHAIRPERSON REYES: Okay.
 23 MR. DIAZ: And then from there -- it's a
 24 little bit in every zone. And then once we kind of
 25 dial it in and it's live and everything, then at

30

1 So Automotus, we're going to launch probably in the
 2 month of October, 20 cameras. So this is the smart
 3 loading zone that we've been working on for a
 4 couple years now. We've kind of dialed it in, but
 5 we're comfortable with moving forward.
 6 We've met with the freight companies. We've
 7 met with the local merchants. Automotus actually
 8 sent a person down to do like boots on the ground
 9 with Humberto and staff. I wanted to share this
 10 with you. So our staff is also -- enforcement,
 11 they're passing out these little business cards and
 12 flyers to those that park in the loading zones to
 13 kind of letting people know.
 14 So we've been doing this for about a month
 15 now. So by the time we go live -- and then,
 16 obviously, marketing with Margarita through social
 17 media campaign -- or the marketing campaign, sorry,
 18 to launch that as well. But we've been kind of
 19 doing the boots on the ground stuff first so that
 20 the people that are affected the most kind of are
 21 aware of that it's happening so it's not really a
 22 surprise. That's our biggest focus on that.
 23 CHAIRPERSON REYES: Who do we predict is going
 24 to be our biggest pushback once this goes live?
 25 MR. DIAZ: The people that are probably going

32

1 that point we can expand.
 2 CHAIRPERSON REYES: Okay.
 3 MS. LADRON DE GUEVARA: Are there signs where
 4 the loading zones are?
 5 MR. DIAZ: Yes. So the curb will be painted
 6 purple. It will be two signs, one with the loading
 7 zone information, and then another sign with just
 8 more information just so people really understand,
 9 like, hey, this is different. So, yeah. And once
 10 they park in the space, they'll get something in
 11 the mail, Hey, you parked here. Register for our
 12 park program. So we're also going to do that.
 13 CHAIRPERSON REYES: And when does the painting
 14 take place?
 15 MR. DIAZ: That's when we go live. So that's
 16 something that Wilfred's team will handle.
 17 CHAIRPERSON REYES: Okay.
 18 MR. DIAZ: Okay. SpotHero. So SpotHero we've
 19 been -- month over month we continue to grow.
 20 Couple of things that we noticed, College Station
 21 and James L. Knight Center are our top drivers.
 22 And now when the Heat season starts, then that will
 23 shift to the Miami-Dade County College lots because
 24 they, obviously, do really well within the -- when
 25 the Miami arena kicks in. So that's something that

33

1 we're looking forward to when that kicks off.

2 Other than that, they're also working with the

3 DDA. They're trying to figure out a way to

4 cross-promote with them, get on their kiosk and get

5 on their -- they have some digital map that they

6 share with everybody. So they're trying to get on

7 that platform as well to show all of the -- not

8 just our location, but all the locations that have

9 SpotHero.

10 And then finally already ParkMobile. So last

11 month we're at 60 percent. So it continues to

12 climb. So out of the total transaction, or total

13 revenue, 60 percent of that is ParkMobile. It

14 hasn't really increased -- well, our revenue has

15 increased, but we just can't prove 100 percent it's

16 because of the ParkMobile, but we do see an

17 increase in that.

18 And then one last thing, one sidenote. We did

19 go live in the parks. We turned on the ParkMobile

20 app. We just turned it on. We haven't installed

21 any signs because we have, like, Haulover that's in

22 an area that has lot of ParkMobile, and Pelican

23 also. So we kind of turned that on, and we'll

24 start tracking that and see how it goes before we

25 install the signs. So that's per park's approval

35

1 Motion to adjourn?

2 MS. LADRON DE GUEVARA: So moved.

3 MR. WILMOTH: Second.

4 CHAIRPERSON REYES: All those in favor say

5 "aye."

6 MS. LADRON DE GUEVARA: Aye.

7 MR. CASSEL: Aye.

8 MR. WILMOTH: Aye.

9 CHAIRPERSON REYES: Aye.

10 All right. See you next month.

11 (Thereupon, the meeting was adjourned at

12 8:45 a.m.)

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1 as well.

2 So we have two installed. We have Lot 19, one

3 section in Lot 19, and Pelican Marina where we

4 installed the cameras. So the reason for the -- we

5 don't have a set date to go live just because we

6 want to be 110 percent sure that the camera reads

7 are correct.

8 We're doing invoices. We're sending ourselves

9 the invoices so that we can make sure that the

10 invoices are correct and there's no issues there.

11 For example, Pelican we install one camera, the

12 vendor recommended one camera. But then when we

13 studied it, we actually realized that we needed two

14 cameras because it's a boat and a trailer. So when

15 the vehicles turn, it creates a problem for the

16 camera angle. So we had to install a second camera

17 to help better read the vehicles that go inside the

18 lot.

19 So just these little things that we want to

20 make sure we're 100 percent correct, and then we

21 can finally get with Margarita and do the marketing

22 campaign and push it live. So those are going well

23 as well.

24 CHAIRPERSON REYES: Great. Anything else?

25 Awesome.

36

1 C E R T I F I C A T E

2

3 THE STATE OF FLORIDA
COUNTY OF MIAMI-DADE

4

5 I, Julia Y. Alfonso, RPR, FPR-C, do hereby

6 certify that I was authorized to and did

7 stenographically report the foregoing proceedings

8 and that the transcript is a true and complete

9 record of my stenographic notes.

10 I further certify that I am not a relative,

11 employee, attorney or counsel of any of the

12 parties, nor relative or employee of such attorney

13 or counsel, nor financially interested in the

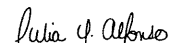
14 foregoing action.

15 Dated this 26th day of September, 25,

16 Miami-Dade County, Florida.

17

18

19 
Julia Y. Alfonso, RPR, FPR-C

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21

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25



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

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

SUBJECT: Request for Proposals (“RFP”) No. 25-06 for Tour Point of Sale and Information Kiosks Agreement with Conway Tours, Inc. d/b/a Big Bus Tours Miami

DATE: November 5, 2025

On July 7, 2025, the Department of Off-Street Parking of the City of Miami, Florida a/k/a the Miami Parking Authority (“MPA”) issued Request for Proposals (“RFP”) No. 25-06 for Tour Point of Sale and Information Kiosks seeking proposals for the provision of such services on Lot No. 19, Section Nos. 1 through 4, located on Biscayne Boulevard, between N.E. 5th Street and N.E. 1st Street. On August 8, 2025, a sole proposal was received from the MPA’s current vendor, Conway Tours, Inc. d/b/a Big Bus Tours Miami (“Big Bus”), for use of the referenced four (4) sections at a proposed flat fee of One Hundred Ninety-Seven Thousand Dollars (\$197,000.00) per year, as outlined on the attached Price Schedule. Big Bus is currently paying the MPA One Hundred Eighty-Five Thousand (\$185,000.00) per year for use of three (3) sections at Lot No. 19.

On October 7, 2025, an Evaluation Committee (“Committee”) was convened to review the proposal and the Committee unanimously recommended that an agreement be awarded to Big Bus, as shown on the attached Scorecard Tabulation. In consideration of the same, the MPA staff respectfully requests the Board’s approval to enter into an agreement with Big Bus for the provision of the referenced services in Sections 1 through 4 of Lot No. 19 at the stated fee per year.

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

FORM 7 PRICE SCHEDULE

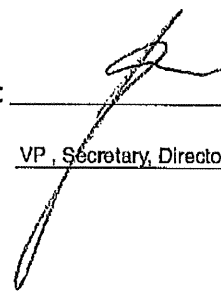
TOUR POINT OF SALE AND INFORMATION KIOSK				
PROPOSED FLAT FEE SCHEDULE				
SECTION	TOUR SERVICE TYPE	YEAR 1	YEAR 2	YEAR 3
1	Sales of Tours and Attractions and point of Information	\$80,000	\$80,000	\$80,000
2	Sales of Tours and Attractions and point of Information	\$45,000	\$45,000	\$45,000
3	Sales of Tours and Attractions and point of Information	\$60,000	\$60,000	\$60,000
4	Sales of Tours and Attractions and point of Information	\$12,000	\$12,000	\$12,000

Company Name: Conway Tours Inc

Signature: _____


Date: 07/30/2025

Title: VP, Secretary, Director



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

Evaluation Committee: George Mclean, Javier Armenteros, Miguel Claro

	CONWAY TOURS, INC. dba BIG BUS TOURS MIAMI				
	Experience, Qualifications, & Past Performance up to 30 Points	Operational Staffing and Site Plans up to 10 Points	Financial Capacity up to 10 Points	Price Schedule up to 50 Points	Points per Evaluator
GEORGE MCLEAN	30	10	10	49	99
JAVIER ARMENTEROS	23	7	10	38	78
MIGUEL CLARO	30	10	10	45	95

EVALUATOR RECOMMENDATIONS	
GEORGE MCLEAN	AWARD AGREEMENT
JAVIER ARMENTEROS	AWARD AGREEMENT
MIGUEL CLARO	AWARD AGREEMENT

Prepared By:



Anna Parekh, Procurement Administrator

Cleared By:



Alejandra Argudin, Chief Executive Officer



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

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

SUBJECT: Request for Quotations (“RFQ”) No. 25-05 Elevator Maintenance and Repair Services Agreement with American International Elevator Associates Inc.

DATE: November 5, 2025

On July 9, 2025, the Members of the Board (“Board”) of the Department of Off-Street Parking of the City of Miami, Florida a/k/a the Miami Parking Authority (“MPA”) authorized the MPA staff to piggyback onto the Miami-Dade County Public Schools Invitation to Bid (“ITB”) No. ITB-22-001-PM Elevator Services Contract (“ITB Contract”) to address MPA elevator modernization needs, such as those of the Allapattah Garage No. 9 Elevator. On July 21, 2025, pursuant to the ITB Contract, the MPA issued Request for Quotations (“RFQ”) No. 25-05 for Elevator Maintenance and Repair Services to the ITB Contract Pre-Qualified Vendors.

The RFQ’s scope of services included monthly, quarterly, and annual maintenance, as well as inspections and emergency services for the facilities and equipment located at the different MPA garages. The attached quotation from American International Elevator Associates Inc. (“American International”) was the one (1) responsive quotation received in response to the RFQ. On October 8, 2025, an Evaluation Committee evaluated said quotation and unanimously recommended that an agreement be awarded to American International, pursuant to the attached Recommendation Tabulation.

Pursuant to the terms and conditions of the RFQ and the pricing outlined in said quotation, the MPA staff respectfully requests the Board’s approval to enter into an Elevator Maintenance and Repair Services Agreement (“Agreement”) with American International. The MPA staff further seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of the services herein, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.

FORM 1 - CONTACT PERSON INFORMATION

RFQ 25-05 ELEVATOR MAINTENANCE AND REPAIR SERVICES

Include this sheet as the first page of your Quote.

Please complete the form in its entirety.

FULL LEGAL NAME OF COMPANY: American International Elevators & 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, FL 33166

Authorized Representative/Contact Name: Joel Perez

Title: PRESIDENT/OWNER

Contact Email Address: Jperez@ai-elevator.com

Contact Office Telephone Number: 786-858-2573

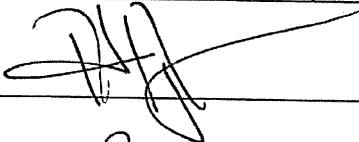
Contact Cell Phone Number: 786 665-0129

FORM 2 - CERTIFICATION

RFQ 25-05 ELEVATOR MAINTENANCE AND REPAIR SERVICES

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 ELEVATORS

Authorized Signature: 

Title of Officer: PRESIDENT / OWNER

FORM 3 - COST SCHEDULE – page 1 of 2

RFQ 25-05 ELEVATOR MAINTENANCE AND REPAIR SERVICES

The prices listed below shall include any and all costs to full perform and complete the Services including, but not limited to, materials, labor, equipment, bonds, insurances, and elevator yearly inspections and re- inspections , as necessary to ensure proper delivery of Services and /or products requested by the Miami Parking Authority.

Facility Name	Address	# of Elevators	TOTAL MONTHLY COST	TOTAL ANNUAL COST
G1 – Courthouse Garage	40 NW 3 St. Miami, FL 33128	4	\$ 1,900 ⁰⁰	\$ 22,800 ⁰⁰
G3 – College Station Garage	190 NE 3 St. Miami, FL 33132	7	\$ 2,425 ⁰⁰	\$ 29,100
G4 – James L Knight Garage	100 SE 2 St. Miami, FL 33131	4	\$ 1,900 ⁰⁰	\$ 22,800 ⁰⁰
G5 – Regatta Harbor Garage	3351 Pan American Dr Miami, FL 33133	2	\$ 950 ⁰⁰	\$ 11,400 ⁰⁰
Marlins Baseball P1 – Home Plate Garage	1502 NW 7 St. Miami, FL 33125	3	\$ 1,350 ⁰⁰	\$ 16,200 ⁰⁰
Marlins Baseball P2 – Third Base Garage	1402 NW 7 St. Miami, FL 33125	4	\$ 1,800 ⁰⁰	\$ 21,600 ⁰⁰
Marlins Baseball P3 – First Base Garage	1502 NW 4 St. Miami, FL 33125	4	\$ 1,800 ⁰⁰	\$ 21,600 ⁰⁰
Marlins Baseball P4 – Center Field Garage	1402 NW 4 St. Miami, FL 33125	4	\$ 1,800 ⁰⁰	\$ 21,600 ⁰⁰

Proposals and the resulting contract will include full overtime coverage, when necessary, for large Marlins events at no extra charge.

NON-ROUTINE SERVICE COSTS ON AN AS-NEEDED, WHEN-NEEDED BASIS	Tech	Team (Tech + HELPER)
Regular Hourly Rate	\$ 180 ⁰⁰	270 ⁰⁰
Emergency Hourly Rate	\$ 252 ⁰⁰	378 ⁰⁰

Proposals and the resulting contract will include full overtime coverage, when necessary, for large Marlins events at no extra charge.

Company Name: American International Events, Inc. Signature: [Handwritten Signature]
 Date: 08-22-2025 Title: President/Owner

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

FORM 4 - INDEMNIFICATION AND INSURANCE

RFQ 25-05 ELEVATOR MAINTENANCE AND REPAIR SERVICES

INDEMNIFICATION

The selected Proposer shall bear the risk of loss in connection with the provision of RFQ 25-05 ELEVATOR MAINTENANCE & REPAIR SERVICES.

Successful Proposer shall indemnify, defend, save and hold harmless the MPA, the City, and their respective officials, employees and agents (collectively referred to as "Indemnitees") and each of them from and against all loss, cost, penalties, fines, damages, judgments or decrees, actions, debts, claims, expenses (including attorney's fees) or liabilities (collectively referred to as "Liabilities") by reason of any injury to or death of any person or damage to or destruction or loss of any property, Contractual or business relations, proprietary or business interests arising out of, resulting from, or in connection with (i) the performance or non-performance of the Services contemplated by the Agreement which is or is alleged to be directly or indirectly caused, in whole or in part, by any act, omission, default or negligence (whether active or passive) of Successful Proposer or its employees, agents, or subcontractors (collectively referred to as "Successful Proposer"), regardless of whether it is, or is alleged to be, caused in whole or part (whether joint, concurrent, or contributing) by any act, omission, default or negligence (whether active or passive) of the Indemnitees, or any of them; or (ii) the failure of the Successful Proposer to conform to statutes, ordinances, resolutions, rules, or other regulations or requirements of any governmental authority, local, federal or state, conditions or requirements; or currently prevailing standards of care, normal protocols, and best practices in connection with the performance of the Agreement ; or (iii) Successful Proposer further expressly agrees to indemnify and hold harmless the Indemnities, or any of them, from and against all liabilities which may be asserted by an employee or former employee of Proposer, or any of its subcontractors, as provided above, for which the Successful Proposer's liability to such employee or former employee would otherwise be limited to payments under State Workers' Compensation or similar laws; or (iv) a breach or a failure to comply with any terms and conditions of this Agreement, as amended, by the Successful Proposer, including actions or omissions of Successful Proposer's agents, representatives and assigns; or (v) any and all claims, and/or suits for labor and materials furnished by the Successful Proposer or utilized in the performance of the Agreement or otherwise. The foregoing indemnity shall also include liability imposed by any doctrine of strict liability; and the Successful Proposer shall hold harmless and indemnify the MPA and the City for any errors in the provision of Services and for any fines which may result from the fault of the Successful Proposer

These indemnifications shall survive the term or cancellation of this Agreement. In the event that any action or proceeding is brought against the City or MPA by reason of any such action, claim or demand, Successful Proposer shall, upon written notice from MPA, or the City Attorney, resist and defend such action or proceeding by counsel satisfactory to MPA and the City Attorney.

The Successful Proposer shall furnish to MPA c/o Procurement Department, 40 NW 3rd Street, Suite #1103 Miami, Florida 33128, Certificate(s) of Insurance prior to Agreement execution which indicate that insurance coverage has been obtained which meets the requirements as outlined below:

INSURANCE REQUIREMENTS FOR A CERTIFICATE OF INSURANCE FOR ELEVATOR MAINTENANCE & REPAIR SERVICES

- I. Commercial General Liability**
 - a. Limits of Liability
 - Bodily Injury and Property Damage Liability
 - Each Occurrence \$2,000,000
 - General Aggregate Limit \$4,000,000
 - Products/Completed Operations \$2,000,000
 - Personal and Advertising Injury \$2,000,000

- b. Endorsements Required
 City of Miami and MPA listed as an additional insured
 Contingent and Contractual Liability
 Explosion, Collapse and Underground Hazard
 Primary Insurance Clause

II. Business Automobile Liability

- a. Limits of Liability
 Bodily Injury and Property Damage Liability
 Combined Single Limit
 Any Auto
 Including Hired, Borrowed or Non-Owned Autos
 Any One Accident \$ 2,000,000
- b. Endorsements Required
 City of Miami & MPA listed as an additional insured

III. Worker's Compensation

- Limits of Liability
 Statutory-State of Florida
 Waiver of subrogation

IV. Employer's Liability

- a. Limits of Liability
 \$1,000,000 for bodily injury caused by an accident, each accident.
 \$1,000,000 for bodily injury caused by disease, each employee
 \$1,000,000 for bodily injury caused by disease, policy limit

The above policies shall provide the City of Miami and MPA with written notice of cancellation or material change from the insurer not less than (30) days prior to any such cancellation or material change, or in accordance to policy provisions.

Companies authorized to do business in the State of Florida, with the following qualifications, shall issue all insurance policies required above:

The company must be rated no less than "A-" as to management, and no less than "Class V" as to Financial Strength, by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent. All policies and /or certificates of insurance are subject to review and verification by Risk Management prior to insurance approval.

Companies not meeting the above rating requirements shall submit proof of Reinsurance from qualifying insurers having or exceeding the required rating criteria.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/25/2025

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PRODUCER Horizons Insurance & Financial Services, Inc. 10620 Griffin Rd # 103 Cooper City FL 33328		CONTACT NAME: Ana Rodriguez PHONE (A/C, No, Ex): (954) 862-1735 FAX (A/C, No): (833) 342-2682 E-MAIL ADDRESS: sales@thehorizonsfinancial.com	
INSURED American International Elevators 7758 NW 71th St Miami FL 33166		INSURER(S) AFFORDING COVERAGE INSURER A: GREAT AMER INS CO NAIC # 16691 INSURER B: UNITED STATES FIRE INS CO 21113 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	GLP130311208	09/06/2024	09/06/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	4087474767	09/06/2024	09/06/2025	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Miami and MPA is/are included as additional insured(except workers compensation) when required by written contract and/or agreement.

Waiver of Subrogation is included if required by contract. Insurance, when applicable to an additional insured and when specified

in a written agreement among the parties, applies on a primary basis with no contribution by the additional insured. Contractual Liability is provided to the extent afforded by the above general liability policy.

CERTIFICATE HOLDER**CANCELLATION**

MIAMI PARKING AUTHORITY
 and CITY OF MIAMI
 40 NW 3rd Street, Suite 1103
 Miami, FL 33128

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mauricio Giraldo
 Agent



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mario Obregon 6701 Sunset Drive Suite 115 South Miami FL 331434529	CONTACT NAME: Mario Obregon PHONE (A/C, No, Ext): 305-661-7667 E-MAIL ADDRESS: mario.obregon.cth4@statefarm.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED AMERICAN INTERNATIONAL ELEVATORS ASSOCIATES INC 7758 NW 71ST ST MIAMI FL 331662310	INSURER A: State Farm Mutual Automobile Insurance Company NAIC #: 25178	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	N	P49 6037-B01-59 P54 1875-D04-59A L15 8465-A13-59 P54 1878-D04-59	08/01/2025 04/04/2025 07/13/2025 04/04/2025	02/01/2026 10/04/2025 01/13/2026 10/04/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

MIAMI PARKING AUTHORITY AND CITY OF MIAMI 40 NW 3RD ST STE 1103 MIAMI FL 33128	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE This form was system-generated on 07/25/2025
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/25/2025

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PRODUCER 	Mario Obregon 6701 Sunset Drive Suite 115 South Miami FL 331434529	CONTACT NAME: Mario Obregon PHONE (A/C, No, Ext): 305-661-7667 FAX (A/C, No): E-MAIL ADDRESS: mario.obregon.cth4@statefarm.com
	INSURED AMERICAN INTERNATIONAL ELEVATORS ASSOCIATES INC 7758 NW 71ST ST MIAMI FL 331662310	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Mutual Automobile Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	N	K84 4163-E04-59A R24 9712-F05-59 P54 1876-D04-59 P54 1879-D04-59	05/04/2025 06/05/2025 04/04/2025 04/04/2025	11/04/2025 12/05/2025 10/04/2025 10/04/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER MIAMI PARKING AUTHORITY AND CITY OF MIAMI 40 NW 3RD ST STE 1103 MIAMI FL 33128	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE This form was system-generated on 07/25/2025
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Certificates of insurance will indicate no modification or change in insurance without (30) days in advance notice to the certificate holder.

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 are required to be named as additional insured. **BINDERS ARE UNACCEPTABLE.**

NOTE: MPA RFP NUMBER AND/OR TITLE OF RFP 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 RFP.
- 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 International Elev Signature: 
Date: 08-22-2025 Title: Resident/owner

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

EVALUATION COMMITTEE - RECOMMENDATION TABULATION

RFQ No: 25-05 ELEVATOR MAINTENANCE & REPAIR SERVICES

Evaluation Committee: Carlos Marreno, Victor Rosario, Wilfred Soto

	AMERICAN INTERNATIONAL ELEVATOR ASSOCIATES, INC.
MINIMUM REQUIREMENTS:	
Awarded Vendor in MDCPS Elevator Service Contract No. ITB 21-001-PM	Yes, confirmed by Miami-Dade County Public Schools
Attend Mandatory Pre-Proposal Conference	Yes
Conduct Mandatory Pre-Bid Site Visits at Each Facility	Yes
Submit Required Forms	Yes
Reference Verification	Per MDCPS staff: Vendor is doing phenomenal work.
Cost Schedule	Reviewed and discussed during deliberations.

	EVALUATOR RECOMMENDATION
CARLOS MARRENCO	AWARD AGREEMENT
VICTOR ROSARIO	AWARD AGREEMENT
WILFRED SOTO	AWARD AGREEMENT

Prepared By:



Anna Parekh, Procurement Administrator

Cleared By:



Alejandra Argudin, Chief Executive Officer

Operations Report

August, 2025

<u>ON-STREET</u>	<u>(Actuals)</u>	<u>(Budget)</u>
On-Street Revenue	\$3,713,226	\$3,243,952
Total Number of PAD's:	85	
Total Number of On-Street Spaces Citywide:	13,235	

PAY BY PHONE

<u>Revenue</u>	<u>Transactions</u>
\$3,086,163	717,083
% of Revenue from PBP: 98%	

ENFORCEMENT

Total number of citations issued: 21,309
 Revenue generated for the City of Miami: \$472,222
 Revenue generated for Miami-Dade County: \$244,385

OFF-STREET

	<u>(Actuals)</u>	<u>(Budget)</u>
Parking Garages	\$827,773	\$747,760
Parking Lots	\$868,280	\$796,087

<u>Facilities</u>	<u>Monthly Customers</u>	<u>Transient Customers</u>
Garage 1	1,004	11,889
Garage 3	1,472	13,927
Garage 4	1,403	8,489
Garage 5	318	12,022
Lots	1,773	

PERMANENT METER REMOVAL

	<u>FY 24-25</u> <u>(# of Spaces)</u>
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

Operations Report

September, 2025

<u>ON-STREET</u>	(Actuals)	(Budget)
On-Street Revenue	\$3,317,240	\$3,188,289
Total Number of PAD's:	85	
Total Number of On-Street Spaces Citywide:	13,285	

PAY BY PHONE

<u>Revenue</u>	<u>Transactions</u>
\$2,723,940	608,422
% of Revenue from PBP: 98%	

ENFORCEMENT

Total number of citations issued: 20,136
 Revenue generated for the City of Miami: \$464,809
 Revenue generated for Miami-Dade County: \$239,685

OFF-STREET

	(Actuals)
Parking Garages	\$566,768
Parking Lots	\$821,836

Facilities	Monthly Customers	Transient Customers
Garage 1	996	14,870
Garage 3	1,441	13,840
Garage 4	1,391	8,942
Garage 5	279	10,726
Lots	1,740	

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	\$84,736	5%
Jul-24	\$87,856	Jul-25	\$81,356	-7%
Aug-24	\$89,002	Aug-25	\$86,717	-3%
Sep-24	\$78,570	Sep-25	\$81,118	3%
Total	\$1,028,054	Total	\$1,079,403	4.99%

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	1,820	1%
Jul-24	2,263	Jul-25	1,929	-15%
Aug-24	2,180	Aug-25	1,795	-18%
Sep-24	2,365	Sep-25	1,527	-35%
Total	21,645	Total	22,396	3.47%

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	\$942,806	57%
Jul-24	\$802,184	Jul-25	\$857,474	7%
Aug-24	\$546,672	Aug-25	\$720,461	32%
Sep-24	\$622,215	Sep-25	\$494,050	-21%
Oct-24	\$348,431	Oct-25		
Nov-24	\$525,683	Nov-25		
Dec-24	\$392,017	Dec-25		
Total	\$7,458,175	Total	\$7,236,582	

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	2,945	20%
Jul-24	3,219	Jul-25	3,046	-5%
Aug-24	2,155	Aug-25	2,309	7%
Sep-24	2,854	Sep-25	2,111	-26%
Oct-24	2,896	Oct-25		
Nov-24	2,506	Nov-25		
Dec-24	2,575	Dec-25		
Total	33,113	Total	25,172	

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	\$ 3,260,886	\$ 554,244	\$ 3,815,130	15%
Jul-25	\$ 3,329,737	\$ 647,436	\$ 3,977,173	16%
Aug-25	\$ 3,344,305	\$ 694,381	\$ 4,038,686	17%
Sep-25	\$ 3,102,170	\$ 635,230	\$ 3,737,400	17%
Oct-25				
Nov-25				
Dec-25				
Jan-26				
Feb-26				
Mar-26				
Total	\$ 23,796,488.00	\$ 3,673,719.00	\$ 27,470,207.00	13%

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	720,840	100,245	821,085	12%
Jul-25	733,076	121,601	854,677	14%
Aug-25	716,681	143,249	859,930	17%
Sep-25	608,423	139,464	747,887	19%
Oct-25				
Nov-25				
Dec-25				
Jan-26				
Feb-26				
Mar-26				
Total	5,191,733	705,597	5,897,330	12%