

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

WEDNESDAY, FEBRUARY 4, 2026

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

WEDNESDAY, FEBRUARY 4, 2026

8:00 A. M.

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

February 4, 2026

8:00 a.m.

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

1. November 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage

2. December 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage

3. Bank Reconciliations (November & December, 2025)

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, CEO, Miami Parking Authority *A Argudin*

SUBJECT: Financial Summaries For the Period Ended November 30, 2025

DATE: February 4, 2026

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

AA:md


Attachment

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Two Months ended November 30, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	10,742,071	10,222,049	10,018,057	724,014	7.2	520,022	5.1
Direct Operating Expenses	4,949,144	5,167,141	4,963,078	13,934	0.3	217,997	4.2
Operating Results	5,792,927	5,054,908	5,054,979	737,948	14.6	738,019	14.6
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(521,751)	(600,000)	(564,816)	43,065	7.6	78,249	13.0
Interest Income	382,815	26,666	226,461	156,354	(69.0)	356,149	(1,335.6)
Lower of Cost of Market - Investments	29,496	-	(121,035)	150,531	124.4	29,496	-
Interest Expense	(210,535)	(205,926)	(223,135)	12,600	5.6	(4,609)	(2.2)
Net Revenue In Excess of Expenses	5,472,952	4,275,648	4,508,213	964,739	21.4	1,197,304	28.0

The above summary represents the financial performance of the agency for the (2) months ended November 30, 2025 based on the reporting requirements of Ordinance No. 11719.



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY

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

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	5,438,660	5,256,840	5,143,921	294,739	5.7	181,820	3.5
Direct Operating Expenses	2,556,466	2,556,398	2,457,797	(98,669)	(4.0)	(68)	(0.0)
Operating Results	2,882,194	2,700,442	2,686,124	196,070	7.3	181,752	6.7
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(261,176)	(300,000)	(275,335)	14,159	(5.1)	38,824	12.9
Interest Income	183,473	13,333	157,498	25,975	16.5	170,140	(1,276.1)
Lower of Cost of Market - Investments	35,504	-	49,020	(13,516)	(27.6)	35,504	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	2,734,727	2,310,812	2,505,739	228,988	9.1	423,915	18.3

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Two Months ended November 30, 2025

	FY 2026		FY 2025 Actual	Variances			
	Actual	Adopted Budget		Actual		FY 2026 Actual vs. FY 2026 Budget	
				FY 2026 vs. FY 2025			
	\$	\$	\$	\$	%	\$	%
Operating Revenue							
Off-Street Facilities	1,184,857	1,267,918	1,189,153	(4,296)	(0.4)	(83,061)	(6.6)
Parking Lots	1,863,286	1,861,565	1,840,497	22,789	1.2	1,721	0.1
On-Street	7,237,392	6,748,404	6,576,701	660,691	10.0	488,988	7.2
Management Fees	229,765	127,496	180,139	49,626	27.5	102,269	80.2
Other	226,771	216,666	231,567	(4,796)	(2.1)	10,105	4.7
Total Operating Revenue	10,742,071	10,222,049	10,018,057	724,014	7.2	520,022	5.1
Operating Expenses							
Salaries, Wages & Fringe Benefits	1,913,435	2,158,024	1,976,724	63,289	3.2	244,589	11.3
Repairs, Maintenance, Cleaning & Landscape	393,076	472,523	503,586	110,510	21.9	79,447	16.8
Security	335,231	338,994	340,474	5,243	1.5	3,763	1.1
Utilities	106,542	117,045	117,007	10,465	8.9	10,503	9.0
Insurance	255,847	250,548	286,400	30,553	10.7	(5,299)	(2.1)
Rental - Building/Land/Auto	80,918	105,496	79,040	(1,878)	(2.4)	24,578	23.3
Assessment Expenses	167,942	181,050	182,287	14,345	7.9	13,108	7.2
Revenue Sharing	454,924	443,765	452,114	(2,810)	(0.6)	(11,159)	(2.5)
Parking Meter Parts & Installation	3,131	16,859	15,834	12,703	80.2	13,728	81.4
Professional - Audit	22,652	30,648	22,652	-	-	7,996	26.1
Professional - Legal Services	19,604	21,250	19,604	-	-	1,646	7.7
Professional - Other	163,736	116,636	135,507	(28,229)	(20.8)	(47,100)	(40.4)
Professional - Pay and Display Fees	30,418	28,579	16,819	(13,599)	(80.9)	(1,839)	(6.4)
Bank Charges	622,930	519,444	508,934	(113,996)	(22.4)	(103,486)	(19.9)
Supplies & Miscellaneous	169,728	163,493	120,728	(49,000)	(40.6)	(6,235)	(3.8)
Other Expenses	58,327	61,649	68,885	10,558	15.3	3,322	5.4
Advertising & Promotion	150,703	141,138	116,483	(34,220)	(29.4)	(9,565)	(6.8)
Total Operating Expenses	4,949,144	5,167,141	4,963,078	13,934	0.3	217,997	4.2
Operating Results Before Depr & Amort	5,792,927	5,054,908	5,054,979	737,948	14.6	738,019	14.6
Depreciation & Amortization	(521,751)	(600,000)	(564,816)	43,065	7.6	78,249	13.0
Operating Results	5,271,176	4,454,908	4,490,163	781,013	17.4	816,268	18.3
Non-Operating Revenues (Expenses):							
Interest Income	382,815	26,666	226,461	156,354	69.0	356,149	1,335.6
Lower of Cost of Market - Investments	29,496	-	(121,035)	150,531	(124.4)	29,496	-
Interest Expense	(210,535)	(205,926)	(223,135)	12,600	(5.6)	(4,609)	2.2
Total Non-Operating	201,776	(179,260)	18,050	183,726	1,017.9	381,036	(212.6)
Net Revenue In Excess of Expenses	5,472,952	4,275,648	4,508,213	964,739	21.4	1,197,304	28.0

MIAMI PARKING AUTHORITY
Schedule of Revenue and Expenses
For the Month Ended November 30, 2025

	Variances							Note(s)
	FY 2026	FY 2026	FY 2025	Actual		FY 2026 Actual		
	Actual	Adopted Budget	Actual	FY 2026 vs. FY 2025		vs. FY 2026 Budget		
\$	\$	\$	\$	%	\$	%		
Operating Revenue								
Off-Street Facilities	566,918	643,314	604,572	(37,654)	(6.2)	(76,396)	(11.9)	
Parking Lots	931,596	994,134	982,577	(50,981)	(5.2)	(62,538)	(6.3)	
On-Street	3,698,861	3,442,528	3,352,763	346,098	10.3	256,333	7.4	
Management Fees	125,233	68,531	94,807	30,426	32.1	56,702	82.7	
Other	116,052	108,333	109,203	6,849	6.3	7,719	7.1	
Total Operating Revenue	5,438,660	5,256,840	5,143,922	294,738	5.7	181,820	3.5	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,109,952	1,079,012	991,263	(118,689)	(12.0)	(30,940)	(2.9)	
Repairs, Maintenance, Cleaning & Landscape	162,613	235,511	199,466	36,853	18.5	72,898	31.0	
Security	157,371	159,364	169,806	12,435	7.3	1,993	1.3	
Utilities	54,601	57,667	91,621	37,020	40.4	3,066	5.3	
Insurance	128,293	125,274	148,177	19,884	13.4	(3,019)	(2.4)	
Rental - Building/Land/Auto	40,236	42,750	39,522	(714)	(1.8)	2,514	5.9	
Assessment Expenses	83,971	90,525	91,144	7,173	7.9	6,554	7.2	
Revenue Sharing	225,845	238,559	244,842	18,997	7.8	12,714	5.3	
Parking Meter Parts & Installation	889	8,330	10,205	9,316	91.3	7,441	89.3	
Professional - Audit	11,326	15,324	11,326	-	-	3,998	26.1	
Professional - Legal Services	9,802	10,625	9,802	-	-	823	7.7	
Professional - Other	66,160	62,993	55,604	(10,556)	(19.0)	(3,167)	(5.0)	
Professional - Pay and Display Fees	20,268	21,737	10,625	(9,643)	(90.8)	1,469	6.8	
Bank Charges	319,673	253,226	237,547	(82,126)	(34.6)	(66,447)	(26.2)	1
Supplies & Miscellaneous	77,264	76,663	63,425	(13,839)	(21.8)	(601)	(0.8)	
Other Expenses	26,040	22,243	26,497	457	1.7	(3,797)	(17.1)	
Advertising & Promotion	62,162	56,595	56,924	(5,238)	(9.2)	(5,567)	(9.8)	
Total Operating Expenses	2,556,466	2,556,398	2,457,796	(98,670)	(4.0)	(68)	(0.0)	
Operating Results Before Depr & Amort	2,882,194	2,700,442	2,686,126	196,068	7.3	181,752	6.7	
Depreciation & Amortization	(261,176)	(300,000)	(275,335)	14,159	5.1	38,824	(12.9)	
Operating Results	2,621,018	2,400,442	2,410,791	210,227	8.7	220,576	9.2	
Non-Operating Revenues (Expenses):								
Interest Income	183,473	13,333	157,498	25,975	(16.5)	170,140	1,276.1	
Lower of Cost of Market - Investments	35,504	-	49,020	(13,516)	27.6	35,504	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Total Non-Operating	113,709	(89,630)	94,950	18,759	19.8	203,339	(226.9)	
Net Revenue In Excess of Expenses	2,734,727	2,310,812	2,505,741	228,986	9.1	423,915	18.3	

Summary of Major Variances

For the Month Ended November 30, 2025

1 Bank Charges - The negative variance of \$66k is attributable to system-wide credit card usage being more than anticipated.

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



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Two Months ended November 30, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	653,560	523,921	533,565	119,995	22.5	129,639	24.7
Direct Operating Expenses	261,917	237,118	624,501	362,584	58.1	(24,799)	(10.5)
Net Revenue In Excess of Expenses	391,643	286,803	(90,936)	482,579	(530.7)	104,840	36.6

The above summary represents the financial performance of the agency for the (2) months ended November 30, 2025 based on the reporting requirements of Ordinance No. 11719.



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

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

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	317,314	258,643	263,716	53,598	20.3	58,671	22.7
Direct Operating Expenses	102,609	122,977	515,411	412,801	80.1	20,368	16.6
Net Revenue in Excess of Expenses	214,705	135,666	(251,694)	466,400	(185.3)	79,039	58.3

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Two Months ended November 30, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances				Note(s)
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	350,814	336,683	339,026	11,789	3.5	14,131	4.2	
Daily Revenue	246,839	152,262	155,081	91,758	59.2	94,577	62.1	
Special Event Revenue	55,847	34,976	39,399	16,449	41.7	20,871	59.7	
Other	60	-	60	-	-	60	-	
Total Operating Revenue	653,560	523,921	533,565	119,995	22.5	129,639	24.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	51,753	59,940	55,017	3,264	5.9	8,187	13.7	
Repairs, Maintenance, Cleaning & Landscape	69,417	30,752	34,951	(34,467)	(98.6)	(38,665)	(125.7)	
Security	74,921	81,488	71,660	(3,261)	(4.6)	6,567	8.1	
Utilities	15,090	18,388	17,258	2,169	12.6	3,298	17.9	
Insurance	11,727	9,770	11,713	(13)	(0.1)	(1,957)	(20.0)	
Legal & Professional	5,216	6,050	401,118	395,902	98.7	834	13.8	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	33,793	26,196	27,703	(6,090)	(22.0)	(7,597)	(29.0)	
Other Expenses	-	-	1,435	1,435	100.0	-	-	
Total Operating Expenses	261,917	237,118	624,501	362,584	58.1	(24,799)	(10.5)	
Net Revenue In Excess of Expenses	391,643	286,803	(90,936)	482,579	(530.7)	104,840	36.6	

JAMES L. KNIGHT CENTER GARAGE
 Schedule of Revenue and Expenses
 For the Month Ended November 30, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances				Note(s)
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	172,321	167,841	169,009	3,312	2.0	4,480	2.7	
Daily Revenue	116,146	73,747	75,466	40,680	53.9	42,399	57.5	
Special Event Revenue	28,818	17,055	19,212	9,606	50.0	11,763	69.0	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	317,314	258,643	263,716	53,598	20.3	58,671	22.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	23,030	29,970	26,363	3,332	12.6	6,940	23.2	
Repairs, Maintenance, Cleaning & Landscape	11,616	15,376	20,052	8,436	42.1	3,760	24.5	
Security	37,770	42,240	37,145	(624)	(1.7)	4,470	10.6	
Utilities	6,261	10,015	9,338	3,077	33.0	3,754	37.5	
Insurance	5,775	4,885	5,868	93	1.6	(890)	(18.2)	
Legal & Professional	1,733	3,025	399,298	397,565	99.6	1,292	42.7	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	16,423	12,932	13,692	(2,731)	(19.9)	(3,491)	(27.0)	1
Other Expenses	-	-	8	8	100.0	-	-	
Total Operating Expenses	102,609	122,977	515,411	412,801	80.1	20,368	16.6	
Net Revenue In Excess of Expenses	214,705	135,666	(251,694)	466,400	(185.3)	79,039	58.3	

Summary of Major Variances

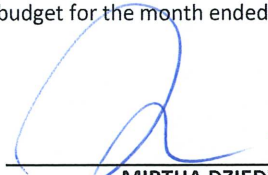
For the Month Ended November 30, 2025

- 2 **Mgmt Fees & Admin O/H** - The management fees and administrative overhead is calculated as a percent of revenue collected. The negative variance of \$3k is due to higher than anticipated collections.

The above summary represents the major variances from budget for the month ended November 30, 2025



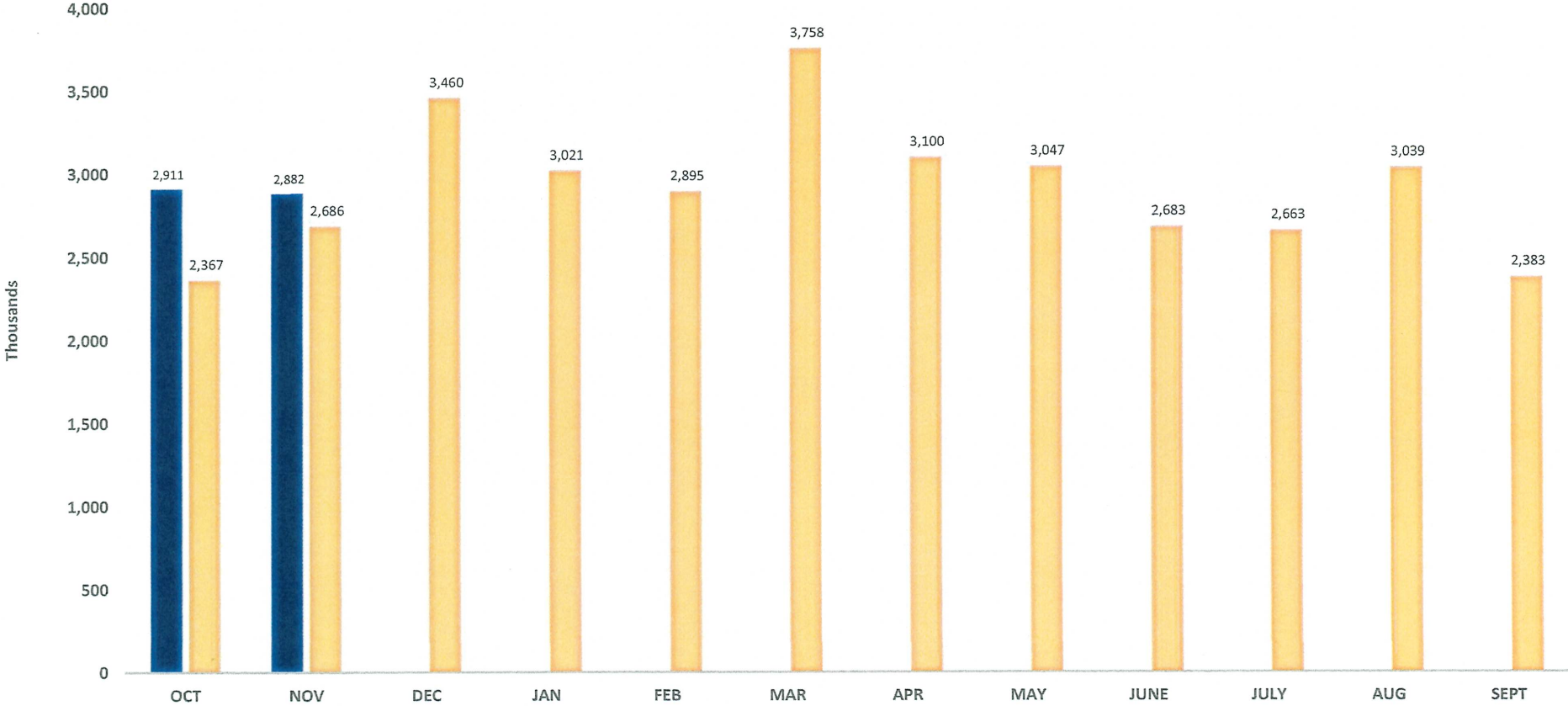
ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY OPERATING INCOME

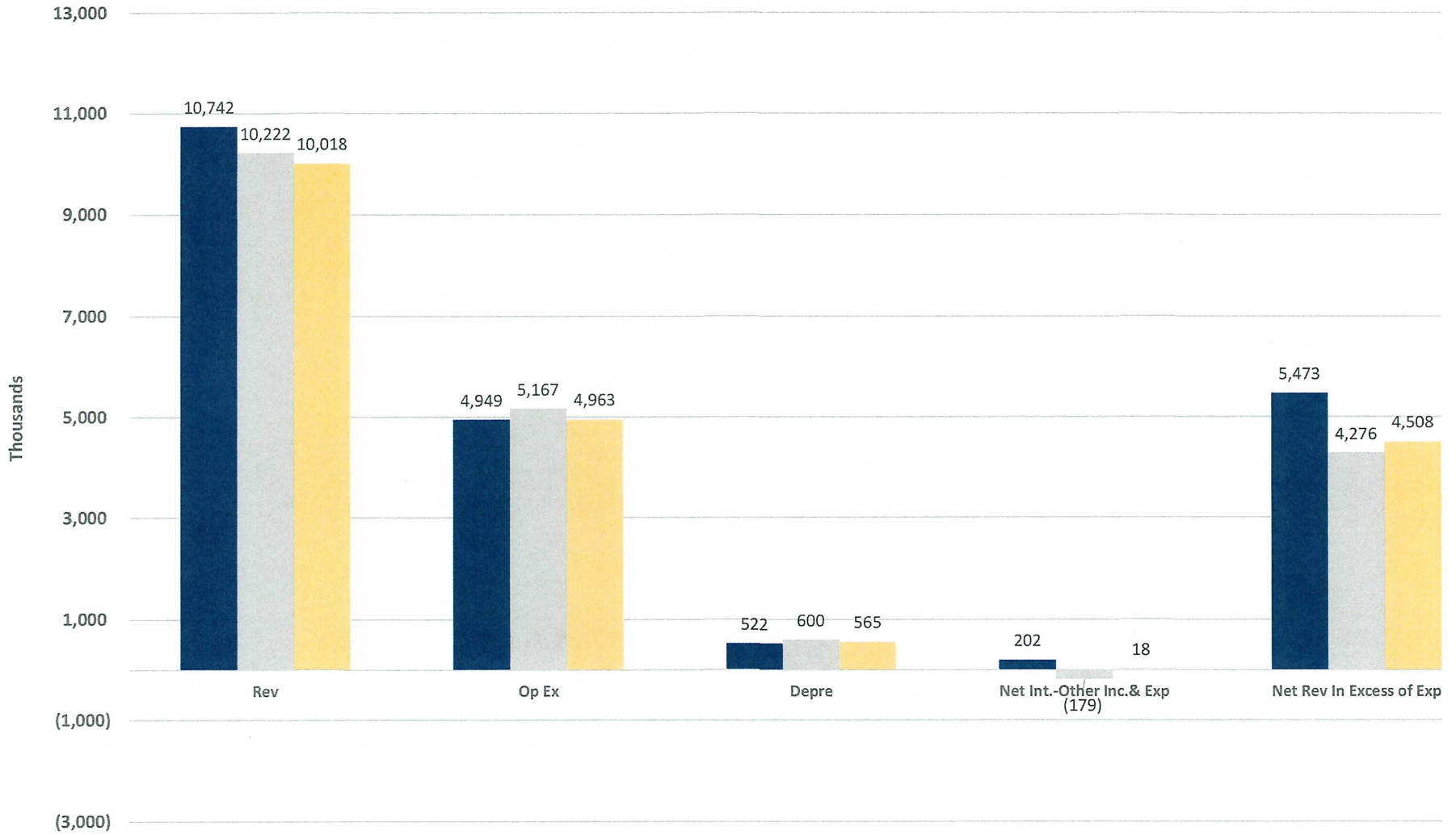
■ Fiscal 2026 ■ Fiscal 2025



MIAMI PARKING AUTHORITY

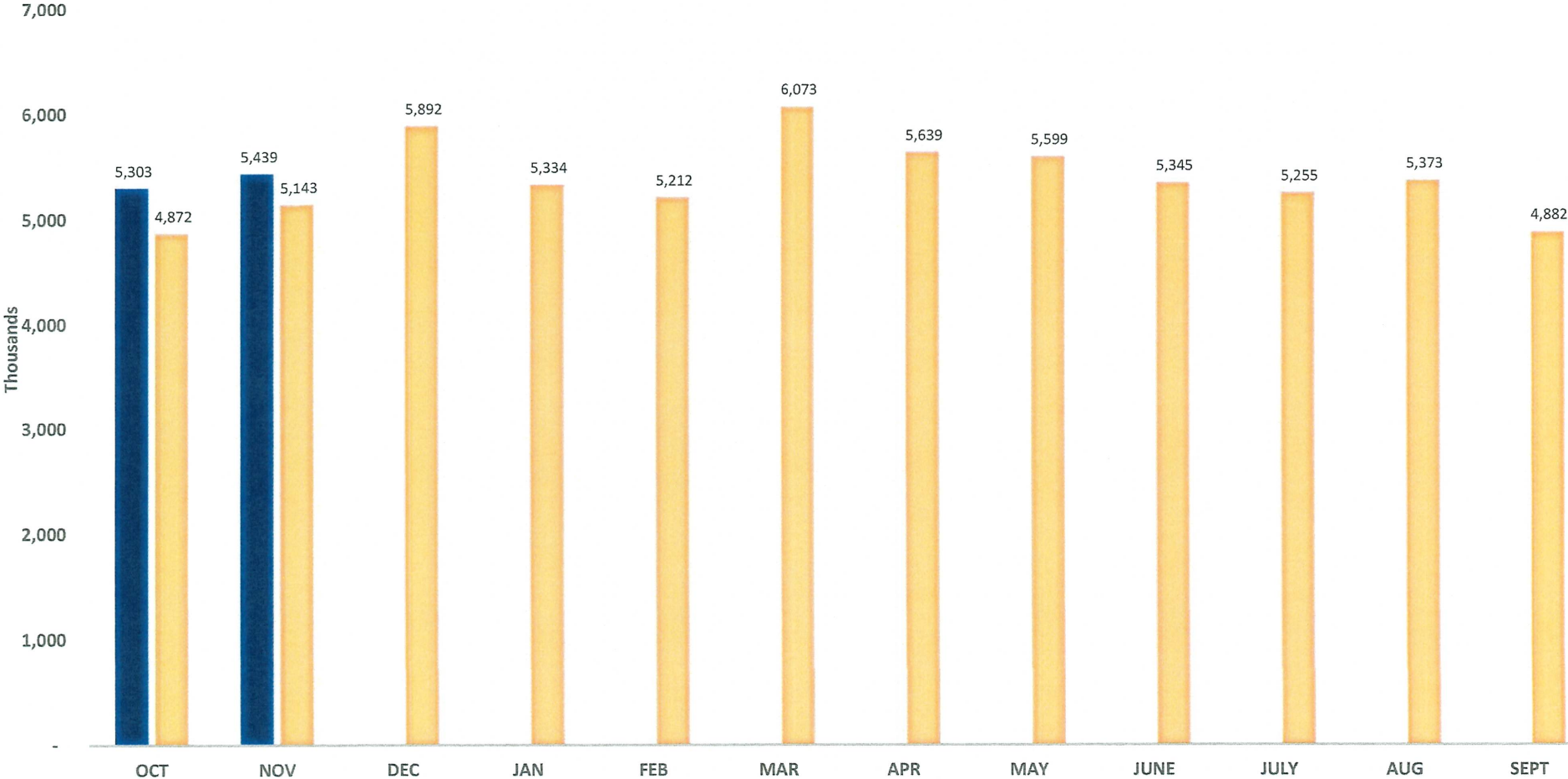
For The Two Months Ended November 30, 2025

■ CURRENT YEAR
 ■ BUDGET
 ■ PRIOR YEAR



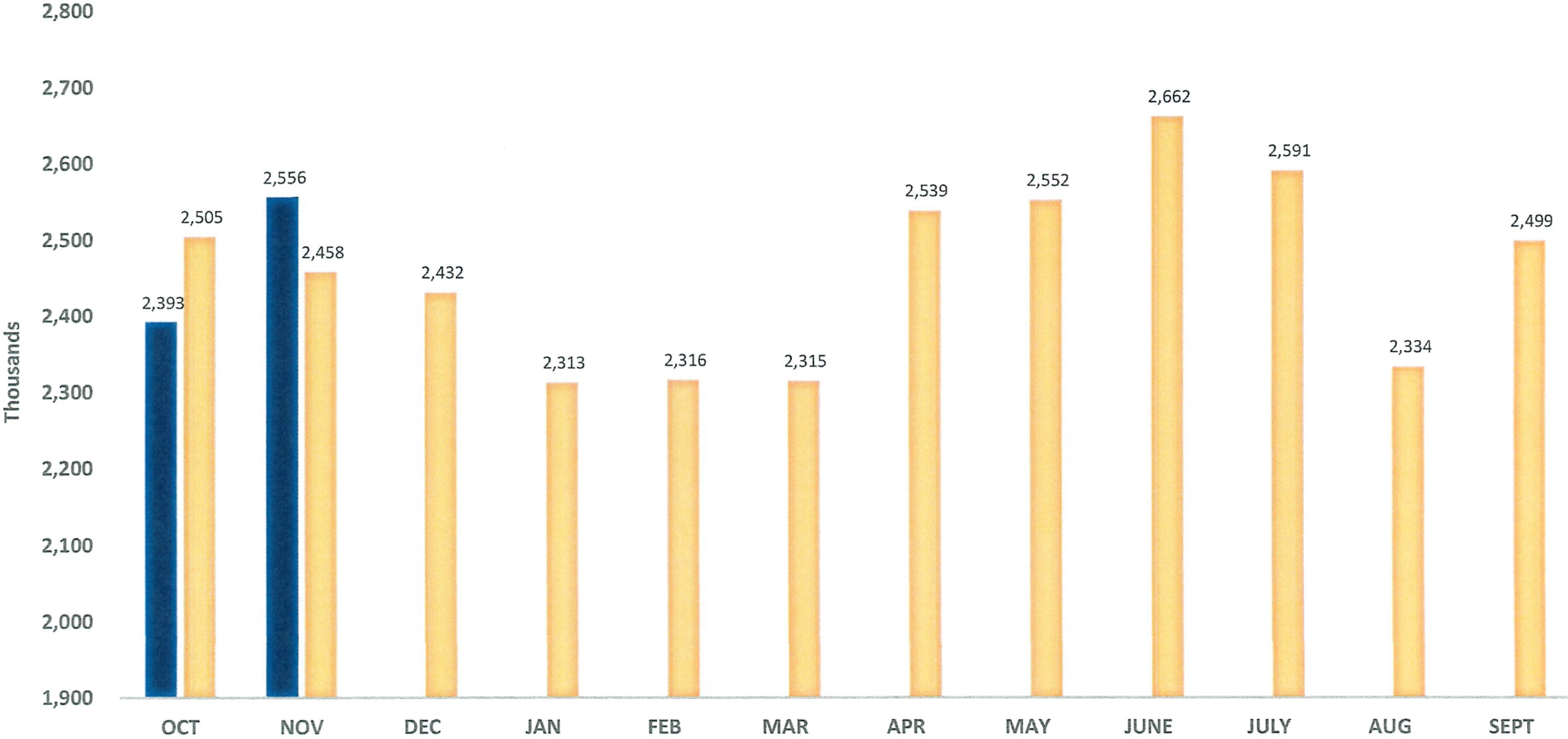
MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2026 ■ Fiscal 2025



MIAMI PARKING AUTHORITY OPERATING EXPENSE

Fiscal 2026 Fiscal 2025





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

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

SUBJECT: Financial Summaries For the Period Ended December 31, 2025

DATE: February 4, 2026

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

AA:md

Attachment

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Three Months ended December 31, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	16,562,885	16,095,336	15,943,396	619,489	3.9	467,549	2.9
Direct Operating Expenses	7,510,765	7,741,590	7,394,812	(115,953)	(1.6)	230,825	3.0
Operating Results	9,052,120	8,353,746	8,548,584	503,536	5.9	698,374	8.4
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(782,626)	(900,000)	(833,333)	50,707	6.1	117,374	13.0
Interest Income	554,420	39,999	371,530	182,890	(49.2)	514,421	(1,286.1)
Lower of Cost of Market - Investments	25,534	-	(174,905)	200,439	114.6	25,534	-
Interest Expense	(315,803)	(308,889)	(334,703)	18,900	5.6	(6,914)	(2.2)
Net Revenue In Excess of Expenses	8,533,645	7,184,856	7,712,932	820,713	10.6	1,348,789	18.8

The above summary represents the financial performance of the agency for the (3) months ended December 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 December 31, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	5,820,814	5,873,287	5,925,339	(104,525)	(1.8)	(52,473)	(0.9)
Direct Operating Expenses	2,561,621	2,574,449	2,431,734	(129,887)	(5.3)	12,828	0.5
Operating Results	3,259,193	3,298,838	3,493,605	(234,412)	(6.7)	(39,645)	(1.2)
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(260,875)	(300,000)	(268,517)	7,642	(2.8)	39,125	13.0
Interest Income	171,605	13,333	145,068	26,537	18.3	158,272	(1,187.1)
Lower of Cost of Market - Investments	(3,962)	-	(53,870)	49,908	(92.6)	(3,962)	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	3,060,693	2,909,208	3,204,718	(144,025)	(4.5)	151,485	5.2

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Three Months ended December 31, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue							
Off-Street Facilities	1,845,590	1,939,944	1,822,642	22,948	1.3	(94,354)	(4.9)
Parking Lots	2,937,346	2,918,037	2,927,375	9,971	0.3	19,309	0.7
On-Street	11,169,382	10,673,450	10,543,966	625,416	5.9	495,932	4.6
Management Fees	329,741	238,906	317,938	11,803	3.7	90,835	38.0
Other	280,825	324,999	331,475	(50,650)	(15.3)	(44,174)	(13.6)
Total Operating Revenue	16,562,884	16,095,336	15,943,396	619,488	3.9	467,548	2.9
Operating Expenses							
Salaries, Wages & Fringe Benefits	2,948,793	3,237,036	2,883,720	(65,073)	(2.3)	288,243	8.9
Repairs, Maintenance, Cleaning & Landscape	598,084	678,124	698,569	100,485	14.4	80,040	11.8
Security	492,922	498,358	490,167	(2,755)	(0.6)	5,436	1.1
Utilities	167,882	174,319	179,281	11,399	6.4	6,437	3.7
Insurance	383,510	375,822	424,627	41,117	9.7	(7,688)	(2.0)
Rental - Building/Land/Auto	122,351	148,242	118,558	(3,793)	(3.2)	25,891	17.5
Assessment Expenses	251,913	271,575	273,431	21,518	7.9	19,662	7.2
Revenue Sharing	730,060	678,115	744,663	14,603	2.0	(51,945)	(7.7)
Parking Meter Parts & Installation	4,309	25,637	18,866	14,557	77.2	21,328	83.2
Professional - Audit	33,978	45,972	33,978	-	-	11,994	26.1
Professional - Legal Services	29,406	31,875	29,406	-	-	2,469	7.7
Professional - Other	207,231	166,921	204,988	(2,243)	(1.1)	(40,310)	(24.1)
Professional - Pay and Display Fees	54,001	50,143	26,462	(27,539)	(104.1)	(3,858)	(7.7)
Bank Charges	954,546	826,387	797,045	(157,501)	(19.8)	(128,159)	(15.5)
Supplies & Miscellaneous	244,889	235,433	195,386	(49,503)	(25.3)	(9,456)	(4.0)
Other Expenses	92,205	90,704	95,111	2,906	3.1	(1,501)	(1.7)
Advertising & Promotion	194,687	206,927	180,554	(14,133)	(7.8)	12,240	5.9
Total Operating Expenses	7,510,767	7,741,590	7,394,812	(115,955)	(1.6)	230,823	3.0
Operating Results Before Depr & Amort	9,052,117	8,353,746	8,548,584	503,533	5.9	698,371	8.4
Depreciation & Amortization	(782,626)	(900,000)	(833,333)	50,707	6.1	117,374	13.0
Operating Results	8,269,491	7,453,746	7,715,251	554,240	7.2	815,745	10.9
Non-Operating Revenues (Expenses):							
Interest Income	554,420	39,999	371,530	182,890	49.2	514,421	1,286.1
Lower of Cost of Market - Investments	25,534	-	(174,905)	200,439	(114.6)	25,534	-
Interest Expense	(315,803)	(308,889)	(334,703)	18,900	(5.6)	(6,914)	2.2
Total Non-Operating	264,151	(268,890)	(2,319)	266,470	(11,490.7)	533,041	(198.2)
Net Revenue In Excess of Expenses	8,533,642	7,184,856	7,712,932	820,710	10.6	1,348,786	18.8

MIAMI PARKING AUTHORITY

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

	Variances							Note(s)
	FY 2026	FY 2026	FY 2025	Actual		FY 2026 Actual		
	Actual	Adopted Budget	Actual	FY 2026 vs. FY 2025		vs. FY 2026 Budget		
\$	\$	\$	\$	%	\$	%		
Operating Revenue								
Off-Street Facilities	660,734	672,026	633,489	27,245	4.3	(11,292)	(1.7)	
Parking Lots	1,074,060	1,056,472	1,086,878	(12,818)	(1.2)	17,588	1.7	
On-Street	3,931,990	3,925,046	3,967,264	(35,274)	(0.9)	6,944	0.2	
Management Fees	99,976	111,410	137,799	(37,823)	(27.4)	(11,434)	(10.3)	
Other	54,055	108,333	99,908	(45,853)	(45.9)	(54,278)	(50.1)	
Total Operating Revenue	5,820,815	5,873,287	5,925,338	(104,523)	(1.8)	(52,472)	(0.9)	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,035,358	1,079,012	906,996	(128,362)	(14.2)	43,654	4.0	
Repairs, Maintenance, Cleaning & Landscape	205,008	205,601	194,983	(10,025)	(5.1)	593	0.3	
Security	157,691	159,364	149,693	(7,998)	(5.3)	1,673	1.0	
Utilities	61,339	57,274	62,274	935	1.5	(4,065)	(7.1)	
Insurance	127,662	125,274	138,227	10,565	7.6	(2,388)	(1.9)	
Rental - Building/Land/Auto	41,433	42,746	39,518	(1,915)	(4.8)	1,313	3.1	
Assessment Expenses	83,971	90,525	91,144	7,173	7.9	6,554	7.2	
Revenue Sharing	275,136	234,350	292,549	17,413	6.0	(40,786)	(17.4)	1
Parking Meter Parts & Installation	1,178	8,778	3,032	1,854	61.1	7,600	86.6	
Professional - Audit	11,326	15,324	11,326	-	-	3,998	26.1	
Professional - Legal Services	9,802	10,625	9,802	-	-	823	7.7	
Professional - Other	43,495	50,285	69,481	25,986	37.4	6,790	13.5	
Professional - Pay and Display Fees	23,583	21,564	9,643	(13,940)	(144.6)	(2,019)	(9.4)	
Bank Charges	331,616	306,943	288,111	(43,505)	(15.1)	(24,673)	(8.0)	2
Supplies & Miscellaneous	75,160	71,940	74,658	(502)	(0.7)	(3,220)	(4.5)	
Other Expenses	33,878	29,055	26,226	(7,652)	(29.2)	(4,823)	(16.6)	
Advertising & Promotion	43,984	65,789	64,071	20,087	31.4	21,805	33.1	
Total Operating Expenses	2,561,620	2,574,449	2,431,734	(129,886)	(5.3)	12,829	0.5	
Operating Results Before Depr & Amort	3,259,195	3,298,838	3,493,604	(234,409)	(6.7)	(39,643)	(1.2)	
Depreciation & Amortization	(260,875)	(300,000)	(268,517)	7,642	2.8	39,125	(13.0)	
Operating Results	2,998,320	2,998,838	3,225,087	(226,767)	(7.0)	(518)	(0.0)	
Non-Operating Revenues (Expenses):								
Interest Income	171,605	13,333	145,068	26,537	(18.3)	158,272	1,187.1	
Lower of Cost of Market - Investments	(3,962)	-	(53,870)	49,908	92.6	(3,962)	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Total Non-Operating	62,375	(89,630)	(20,370)	82,745	(406.2)	152,005	(169.6)	
Net Revenue In Excess of Expenses	3,060,695	2,909,208	3,204,717	(144,022)	(4.5)	151,487	5.2	

Summary of Major Variances

For the Month Ended December 31, 2025

- 1 **Revenue Sharing** - This category is a contractual amount that is either a percentage of revenue or net revenue in excess of expenses. This number has a direct relationship with revenues as revenues increase/decrease for these managed operations there will be a proportional increase/decrease in the expense category. For the month of November this line item had a negative variance of \$41k.

- 3 **Bank Charges** - The negative variance of \$25k is attributable to system-wide credit card usage being more than anticipated.

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



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Three Months ended December 31, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	922,258	790,573	804,345	117,913	14.7	131,685	16.7
Direct Operating Expenses	787,398	353,440	855,929	68,531	8.0	(433,958)	(122.8)
Net Revenue In Excess of Expenses	134,860	437,133	(51,584)	186,444	(361.4)	(302,273)	(69.1)

The above summary represents the financial performance of the agency for the (3) months ended December 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 December 31, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	268,698	266,652	270,779	(2,081)	(0.8)	2,046	0.8
Direct Operating Expenses	525,481	116,322	231,428	(294,053)	(127.1)	(409,159)	(351.7)
Net Revenue in Excess of Expenses	(256,783)	150,330	39,352	(296,135)	(752.5)	(407,113)	(270.8)

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Three Months ended December 31, 2025

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances				Note(s)
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	525,151	505,400	508,916	16,234	3.2	19,751	3.9	
Daily Revenue	327,757	235,624	239,524	88,234	36.8	92,133	39.1	
Special Event Revenue	68,525	49,549	55,815	12,710	22.8	18,976	38.3	
Other	825	-	90	735	816.7	825	-	
Total Operating Revenue	922,258	790,573	804,345	117,913	14.7	131,685	16.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	83,938	89,910	81,397	(2,540)	(3.1)	5,972	6.6	
Repairs, Maintenance, Cleaning & Landscape	87,332	46,128	45,793	(41,539)	(90.7)	(41,204)	(89.3)	
Security	112,659	123,119	108,270	(4,389)	(4.1)	10,460	8.5	
Utilities	25,117	26,491	24,954	(163)	(0.7)	1,374	5.2	
Insurance	17,733	14,655	17,529	(204)	(1.2)	(3,078)	(21.0)	
Legal & Professional	412,871	9,075	531,102	118,231	22.3	(403,796)	(4,449.5)	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	47,749	39,528	41,773	(5,976)	(14.3)	(8,221)	(20.8)	
Other Expenses	-	-	1,465	1,465	100.0	-	-	
Total Operating Expenses	787,398	353,440	855,929	68,531	8.0	(433,958)	(122.8)	
Net Revenue In Excess of Expenses	134,860	437,133	(51,584)	186,444	(361.4)	(302,273)	(69.1)	

JAMES L. KNIGHT CENTER GARAGE

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

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances				Note(s)
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	174,336	168,717	169,891	4,446	2.6	5,619	3.3	
Daily Revenue	80,919	83,362	84,443	(3,524)	(4.2)	(2,443)	(2.9)	
Special Event Revenue	12,678	14,573	16,416	(3,738)	(22.8)	(1,895)	(13.0)	
Other	765	-	30	735	2,450.0	765	-	
Total Operating Revenue	268,698	266,652	270,779	(2,081)	(0.8)	2,046	0.8	
Operating Expenses								
Salaries, Wages & Fringe Benefits	32,185	29,970	26,380	(5,804)	(22.0)	(2,215)	(7.4)	
Repairs, Maintenance, Cleaning & Landscape	17,915	15,376	10,842	(7,072)	(65.2)	(2,539)	(16.5)	
Security	37,738	41,631	36,610	(1,128)	(3.1)	3,893	9.4	
Utilities	10,027	8,103	7,695	(2,331)	(30.3)	(1,924)	(23.7)	
Insurance	6,006	4,885	5,815	(190)	(3.3)	(1,121)	(22.9)	
Legal & Professional	407,655	3,025	129,984	(277,671)	(213.6)	(404,630)	(13,376.2)	1
Mgmt Fees & Admin O/H	13,956	13,332	14,070	114	0.8	(624)	(4.7)	
Other Expenses	-	-	30	30	100.0	-	-	
Total Operating Expenses	525,481	116,322	231,428	(294,053)	(127.1)	(409,159)	(351.7)	
Net Revenue In Excess of Expenses	(256,783)	150,330	39,352	(296,135)	(752.5)	(407,113)	(270.8)	

JAMES L. KNIGHT CENTER GARAGE
Summary of Major Variances
For the Month Ended December 31, 2025

2 **Legal & Professional** - The negative variance of \$405k is for the current draw for the 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 December 31, 2025



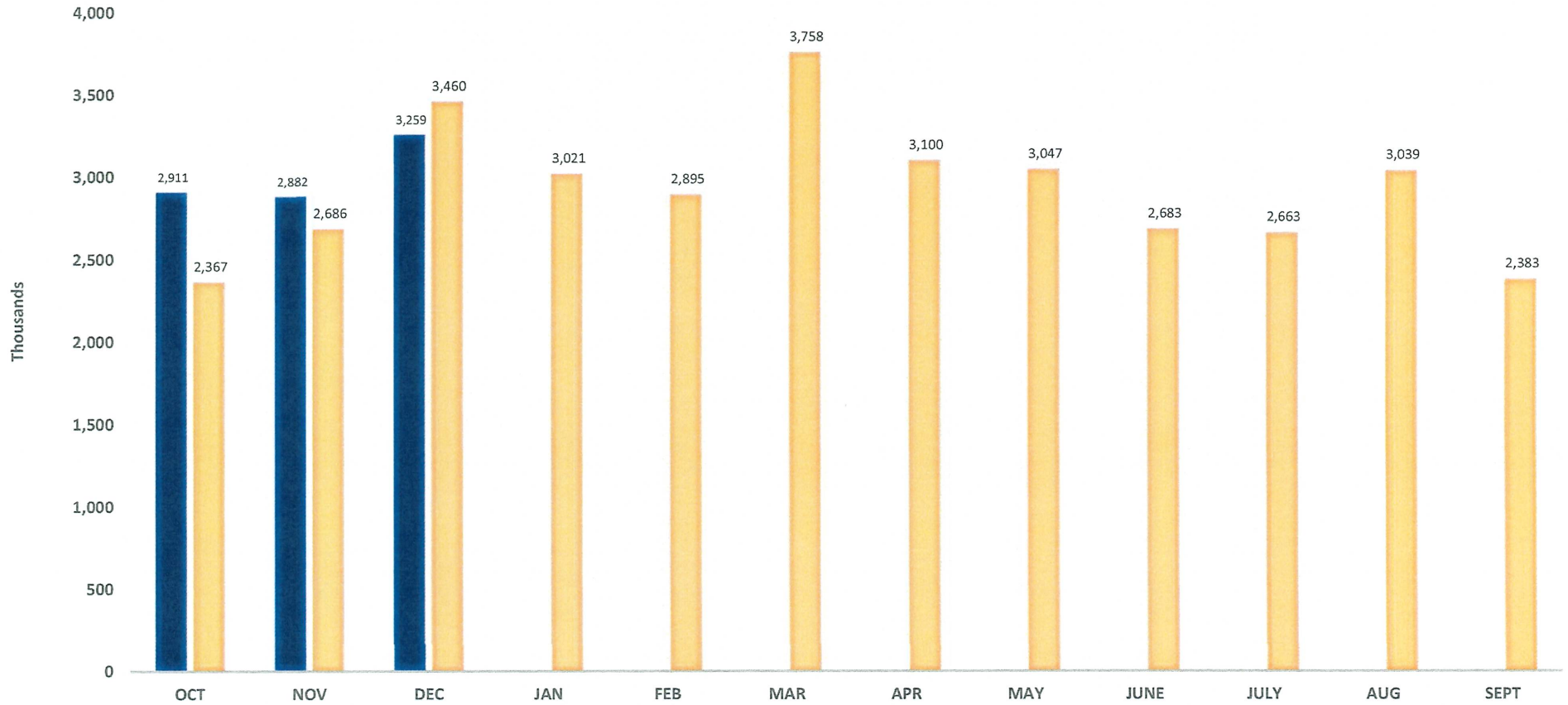
ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY OPERATING INCOME

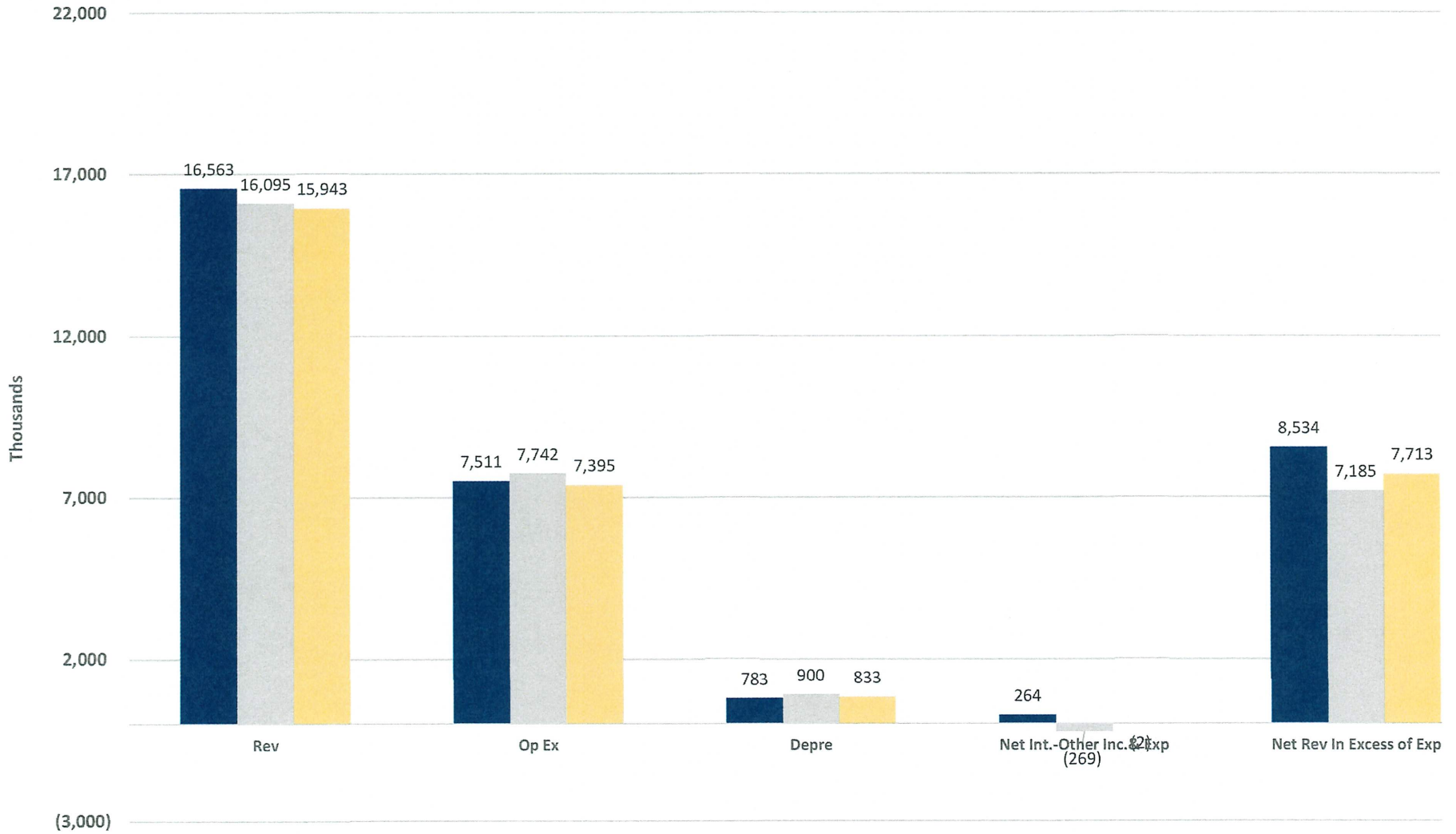
■ Fiscal 2026 ■ Fiscal 2025



MIAMI PARKING AUTHORITY

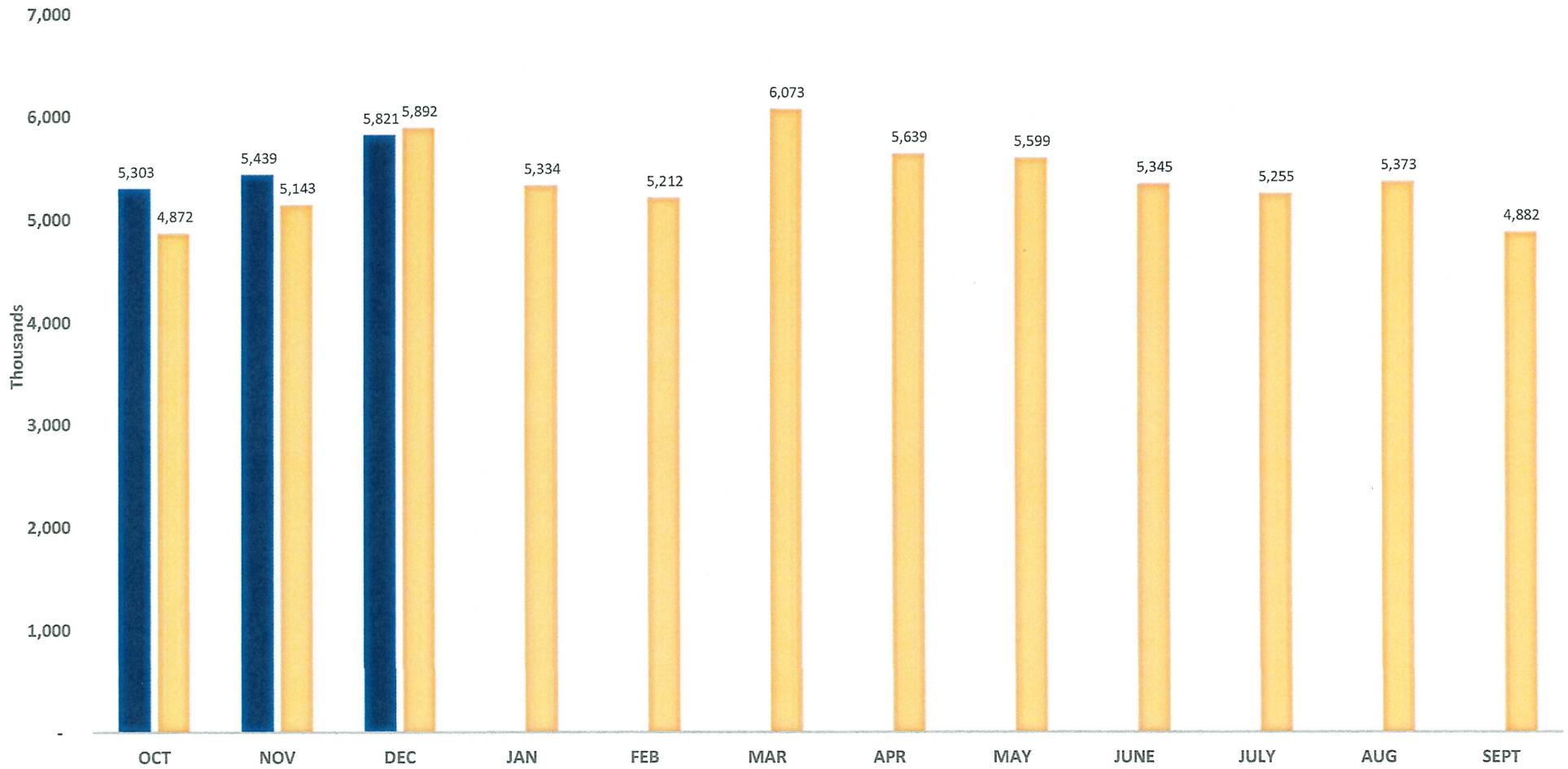
For The Three Months Ended December 31, 2025

■ CURRENT YEAR
 ■ BUDGET
 ■ PRIOR YEAR



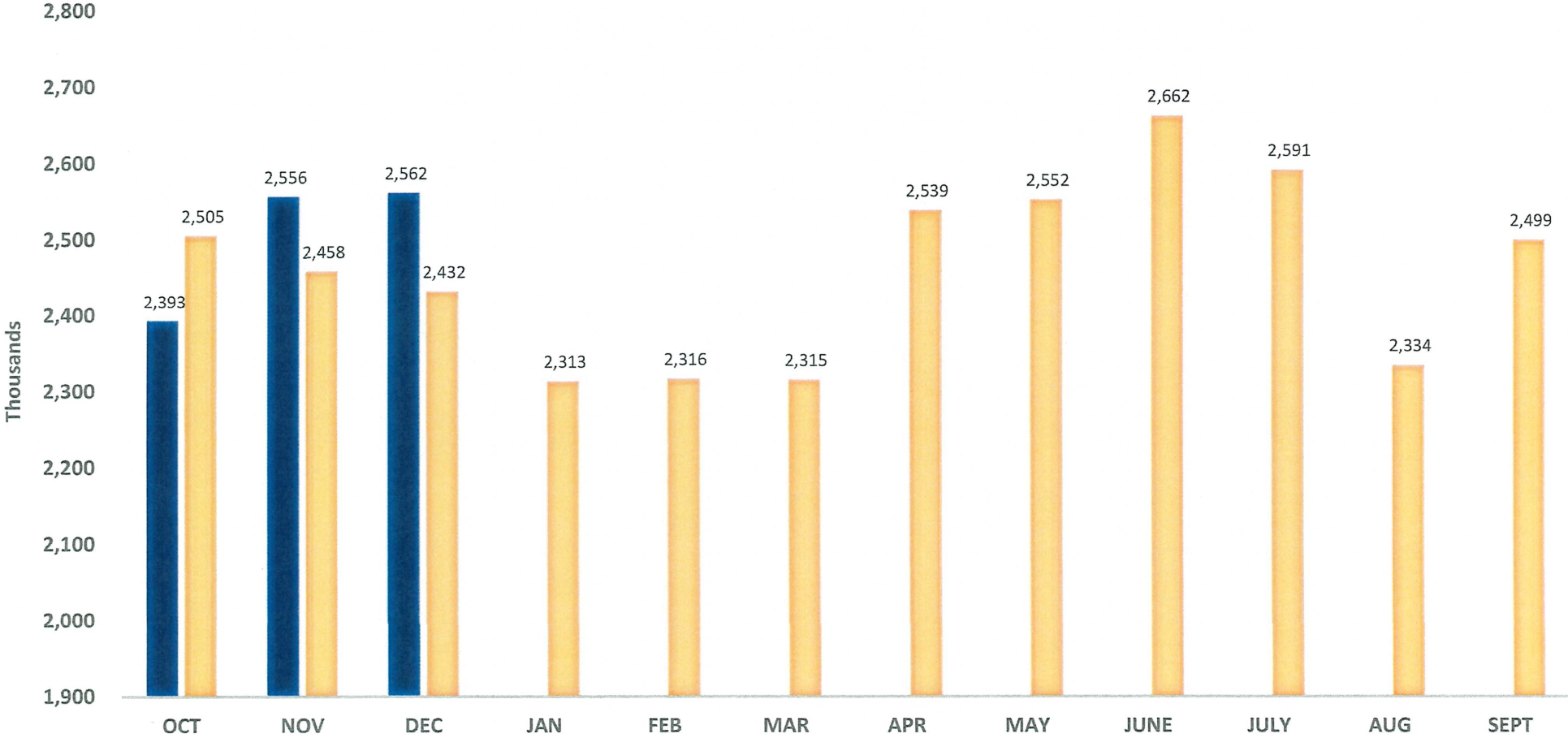
MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2026 ■ Fiscal 2025



MIAMI PARKING AUTHORITY OPERATING EXPENSE

Fiscal 2026 Fiscal 2025






TO: Honorable Chairperson and Members of the Off-Street Parking Board
FROM: Mirtha Dziedzic, Chief Financial Officer, Miami Parking Authority
SUBJECT: Bank Reconciliations Certification
DATE: February 4, 2026

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

MD:md



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

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

SUBJECT: Bank Reconciliations Certification

DATE: February 4, 2026

This is to certify that bank reconciliations for the month of December 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, FEBRUARY 4, 2026

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – February 4, 2026

- I.** Public Comments
- II.** MRD Consulting Report
- III.** The Modern Take - Social Media Report
- IV. APPROVAL ITEMS**
 - 1. 26-0201 November 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 - 2. 26-0202 December 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 - 3. 26-0203 Regular Board Meeting Minutes
 - A. December 3, 2025 Finance Committee
 - B. December 3, 2025 Off-Street Parking
 - 4. 25-0204 Request for Proposals (“RFP”) No. 25-10 Valet Parking Services at the Public Health Trust Agreement with D EC Parking Way, LLC
 - 5. 25-0205 Procurement of TD SYNEX Corporation Cyber Security Solutions and Services pursuant to OMNIA Partners Cooperative Purchasing Contract # R250307
 - 6. 05-0206 Continuation of ePlus Service Agreement, pursuant to University of Virginia Agreement No. UVA-AGR-IT-00178-ePlus

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.

V. CHIEF EXECUTIVE OFFICER'S REPORT

- Village of Palmetto Bay
- Coconut Grove Playhouse Project
- Smart Loading Zone Pilot Program

VI. STATUS REPORT

- November 2025 Operations Report
 - KPI City of Doral
 - KPI Miami-Dade County Parks
 - PBP vs ParkMobile
- December 2025 Operations Report
 - KPI City of Doral
 - KPI Miami-Dade County Parks
 - PBP vs ParkMobile

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

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Progress Report for Miami Parking Authority

Public Relations Services

December 15, 2025 – January 12, 2026

TASK	ACTIVITY
Board Meeting	<ul style="list-style-type: none"> ❖ The Board of Directors did not meet in January 2026.
Public Relations Tactics	<ul style="list-style-type: none"> ❖ On December 19th, met with the Operations team to review the communication portfolio for the launch of the loading zone pilot program. ❖ On December 22, met again with the Operations team to review the edits to the communication portfolio prior to the launch of the loading zone pilot program. Further edits were required. ❖ On December 30th, met once again to review the final edits to the loading zone pilot program portfolio. ❖ On January 7th, met via Zoom with Ms. Meagan Camp to discuss the next loading zone pilot program dates and changes to the social media schedule for the launch.

- ❖ Worked with the Haitian Creole translator to reconcile the revised text of the loading zone video script in English to ensure the changes were also captured in Creole.
- ❖ Drafted Q&As for the Command Center and Customer Service staff for the launch of the loading zone pilot program.
- ❖ Drafted content in English and Spanish and created a mockup design template for the loading zone pilot program stakeholder digital flyer.
- ❖ Spoke with Ms. Meagan Camp on December 16th to go over current and future communication activities.
- ❖ Reviewed and provided feedback for the loading zone pilot program videos in Spanish.
- ❖ Drafted a thought leadership content for social media for the 2026 outlook.
- ❖ Reviewed as final and submitted the 12 social media videos for the pilot loading zone program.
- ❖ Edited the FY 2024-25 annual letter.
- ❖ Created a series of potential primary and supporting taglines for the loading zone pilot program. The MPA team chose **Keep Miami Moving**. I asked Mr. Pablo Velez to confirm that the tagline was available to use. He confirmed it after a search.
- ❖ Drafted loading zone facts and figures content in English and Spanish and developed a design template for Ms. Abbey Suarez to design the material.
- ❖ Revised the communication strategy to change the social media launch, media pitch days, and official rollout of the loading zone pilot program.

- ❖ The loading zone pilot program ad for Miami Today is in progress. Developed copy and mockup design template. We have asked Miami Today to move the ad placement to February to align it with the campaign launch.
- ❖ Developed speaking points for media interaction for the launch of the loading zone pilot program.
- ❖ Made two rounds of edits to the loading zone pilot program web page to align it with the communication material.
- ❖ Forwarded the campaign communication material to Ms. Monica Cuadra to save in the media folder.
- ❖ Drafted an email copy to send to Florida Trend, Miami Today, and other publications to pitch the loading zone pilot program for potential coverage.
- ❖ Develop a proposed op-ed piece to announce the loading zone pilot program.
- ❖ Forwarded the communication campaign material to Ms. Alex Argudin to review. Further review is needed to ensure conformity with the code.
- ❖ Scheduled a walk-through of the loading zones for later in January.
- ❖ Responded to Mr. Jordan Justus concerning his request to help MPA with the media launch of the loading zone pilot program.
- ❖ Shared NBC6 segment on the revocation of fraudulent disabled placards by the Tax Collector's office.
- ❖ Drafted a response to the request by Dr. George McClean for an update to the marketing goals for the strategic plan.

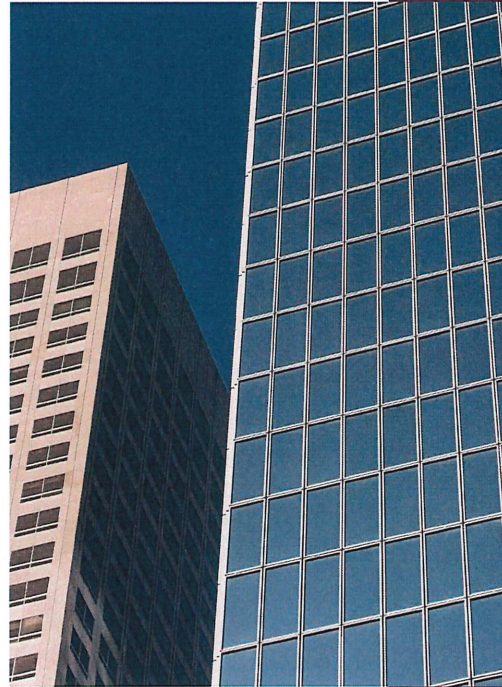
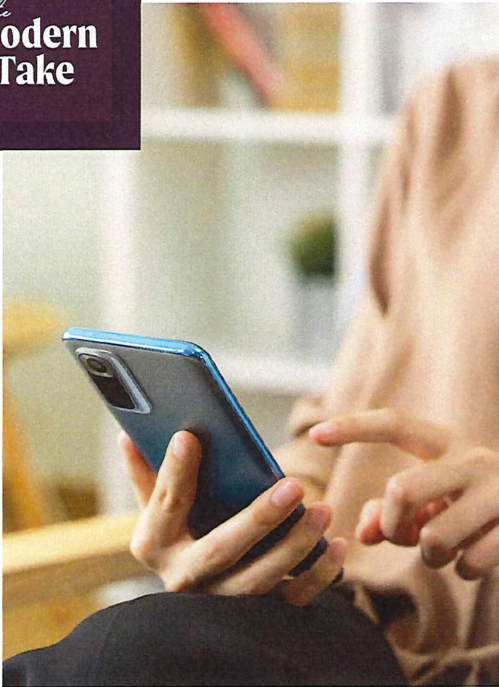
- ❖ Requested quotes for photography and video shoot for the day of the official launch of the loading zone pilot program.
- ❖ Started researching background information for the first editorial content for the Parking and Mobility magazine in March.
- ❖ Drafted a blog for the Parking and Mobility magazine to reflect the CEO's co-authored article published in the January – February 2026 issue.
- ❖ Met with Mr. Angel Diaz on January 15th to discuss the timelines for the loading zone pilot program and the Lot 19 LPR rollouts.
- ❖ Met with the MPA team on January 16th to discuss the sponsorship benefits related to the Coconut Grove Arts Festival.
- ❖ Drafted IPMI panel background information about board of directors alignment.
- ❖ Drafted response to the Coconut Grove Spotlight concerning the future construction of the Playhouse garage.
- ❖ Met with Mr. Angel Diaz on January 21st to discuss the loading zone rollout and the Palmetto Bay parking program kickoff.
- ❖ Met with Ms. Meagan Camp on January 21st to discuss the loading zone program.
- ❖ Drafted a comparison between the rollout of the loading zone in Pittsburgh and Philadelphia in the context of public reaction. Based on those case studies, drafted key takeaways and messaging to proactively address public concerns before they surface.

	<ul style="list-style-type: none">❖ Organized and attended a walk-through of the Coconut Grove loading zone. The media interaction will be scheduled on Grand Avenue.❖ Updated the calendar of events.
Community Engagement Events	<ul style="list-style-type: none">❖ Jan 17, 2026 - Jan 18, 2026 – The Big Wolf Festival at Regatta Park❖ January 25 – Life Time Miami Marathon❖ February 11 – 15 - Miami International Boat Show❖ February 14-16 – Coconut Grove Arts Festival❖ February 19 – 22 – South Beach Wine and Food Festival (Regatta Park event)❖ March is Women’s History Month❖ March 6-11, 13-17 – World Baseball Classic – loanDepot Park❖ March 1–7, 2026 – Bacardi Cup Invitational Regatta - Biscayne Bay Yacht Club❖ March 15 – Carnaval Calle Ocho❖ March 24-26 – Fintech Americas (Miami Beach)❖ March 27 – 29 – Ultra Music Festival❖ April 4th – First Inter Miami game at Freedom Park.❖ April 5th – Miami RiverDay Festival❖ April 9 – 19 – Miami Film Festival

	<ul style="list-style-type: none"> ❖ April 22 – Miami Tech Summit - PAMM ❖ April 23 – Lexus Corporate Run – Bayfront Park ❖ April 23 – 24 – eMerge Americas Conference ❖ April 27 – May 3 – PGA World Tour ❖ April 28-29 – CoMotion Miami ❖ May 1 -3 – Formula 1 Grand Prix Miami ❖ June 11 – July 27 – FIFA Fan Fest watch parties at Bayfront Park. (23 days of events) ❖ July 4– 250th anniversary of the Declaration of Independence, known as America250, will be celebrated on July 4, 2026, marking America's "semiquincentennial" Celebrations and Fireworks – Peacock Park ❖ August and September – Miami Spice ❖ November 6 – 8 – NASCAR Miami ❖ December – Holiday Courtesy Discount Program ❖ December 3-6 – Art Basel ❖ December 14-15, 2026 – G20 Summit, Doral
<p>Quarter 1 2026</p> <p>January to March 2026</p>	<p>Prepare for the rollout and public information of the loading zone technology in approximately 20 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</p>

	<p>marina.</p> <p>Follow up on the brand identity options developed earlier this year.</p> <p>Develop a strategic communication approach for the proposed Playhouse garage in Coconut Grove.</p> <p>Follow up on the next steps for implementing 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 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: January 12, 2026 (Revised)</p>

the
**Modern
Take**



November/ December 2025

MIAMI PARKING AUTHORITY

Meagan Camp, The Modern Take

Updates

- Holiday Courtesy Citation Program
- Smart Loading Zone
- Winter Events
- Updating MPA Program Graphics
- Sproutlink Tool





Analytics Summary

Across all MPA Accounts · November 1 - December 31, 2025

Performance Summary

View your key profile performance metrics accrued during the selected time period.



Impressions

59,457 ↗ 66.4%

Engagements

2,490 ↗ 116.5%

Post Link Clicks

996 ↗ 118.4%

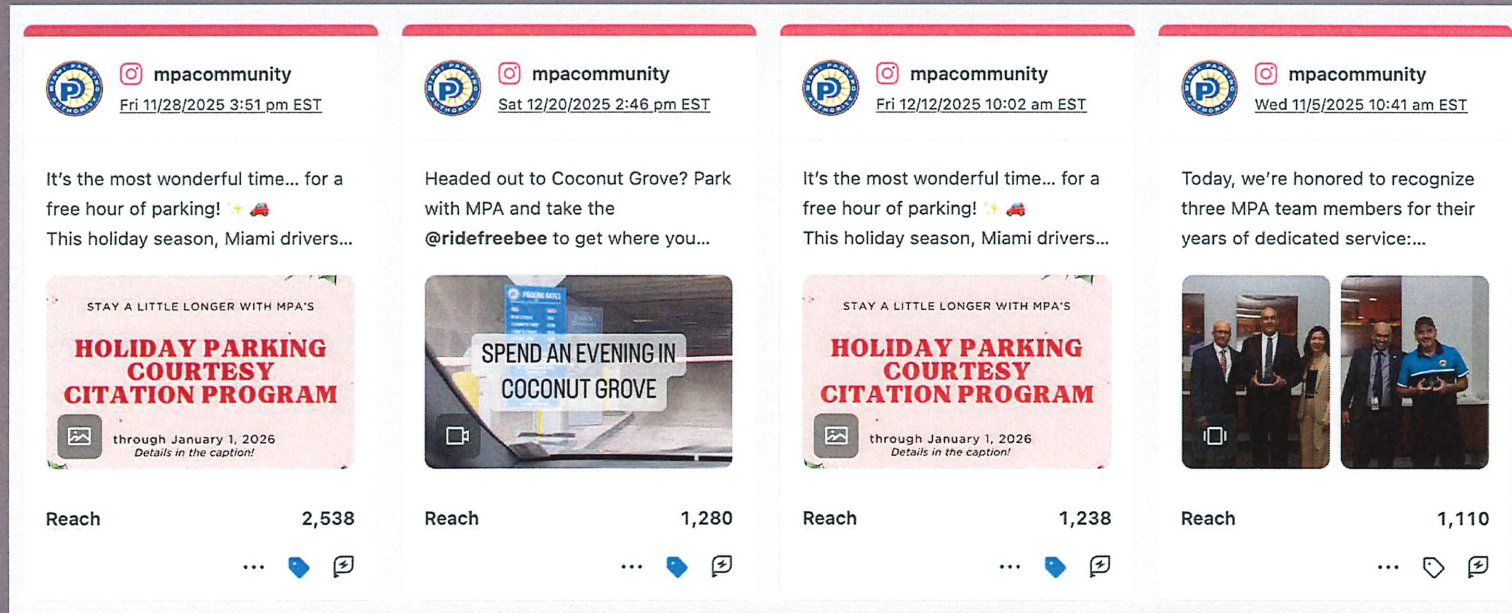
Engagement Rate (per Impression)

4.2% ↗ 30.1%

Compared to September 1 - October 31, 2025



Post Performance by Engagement



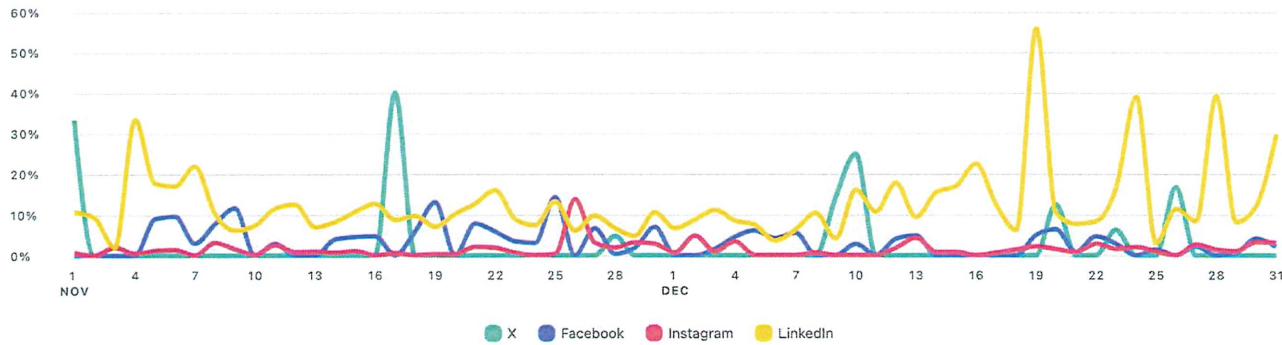
Compared to September 1 - October 31, 2025



Post Performance by Engagement

Engagement Rate

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



Engagement Rate Metrics

Engagement Rate (per Impression)

X Engagement Rate

Facebook Engagement Rate

Instagram Engagement Rate

LinkedIn Engagement Rate

Rate % Change

4.2% ↗ 30.1%

3.6% ↘ 51.1%

3.9% ↘ 10.6%

1.5% ↗ 44%

11.2% ↗ 16.9%

Compared to September 1 - October 31, 2025

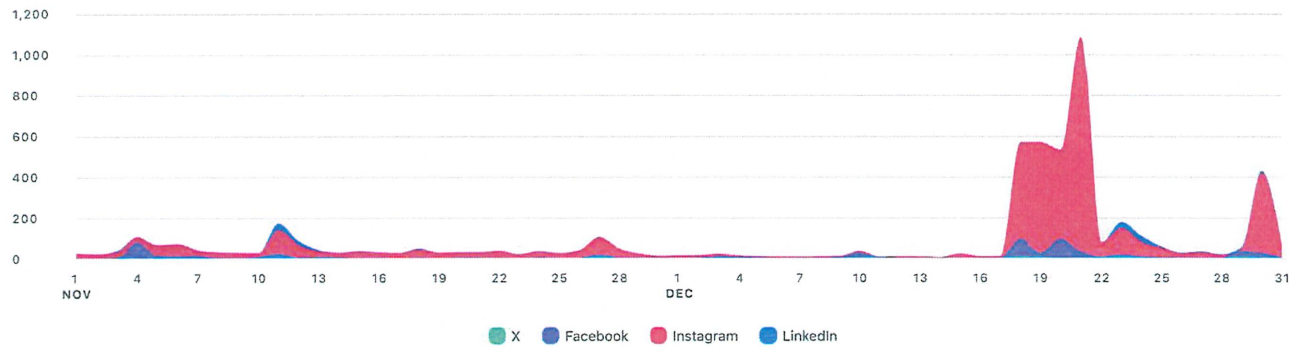


Video Post Performance by Engagement

Video Views

Review how your videos were viewed across networks during the selected time period.

96



Video Views Metrics	Totals	% Change
Video Views	5,288	↗ 24.1%
X Video Views	44	↗ 193.3%
Facebook Video Views	623	↗ 145.3%
Instagram Reel Video Views	4,437	↗ 22.5%
LinkedIn Video Views	184	↘ 50.3%

Compared to September 1 - October 31, 2025



STAY IN TOUCH:

 meagan@themoderntake.com



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

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

SUBJECT: Financial Summaries for the Period Ended November 30, 2025

DATE: February 4, 2026

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

AA:md

Attachment



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

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

SUBJECT: Financial Summaries for the Period Ended December 31, 2025

DATE: February 4, 2026

The Financial Summaries for the month ended December 31, 2025 for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No. #2.

AA:md

Attachment

MIAMI PARKING AUTHORITY
BOARD MEETING

December 3, 2025

PRESENT: Thomas Jelke (Acting Chair)
Marvin Wilmoth
James Cassel
Deborah Ladron de Guevara

ALSO PRESENT: Angel Diaz, Chief Operations Officer, MPA
Mirtha Dziedzic, CFO, MPA
Angela Sanchez, 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
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
Orlando Canizales, System Integration Technician
Dailyn Hernandez, Manager of Operations, MPA
Gonsalo Campos, Manager of Operations, MPA
Abbey Suarez, Marketing Coordinator, MPA
Len Bier, Bier and Associates
Blake Myton, Director, Sr. Client Strategist, Sterling Capital
Patricia Sanchez, Parking Service Technician, MPA
Yvonne Veliz, Assistant Manager of Operations, JMH
Neal Schafers, Head of Urban Planning, Miami DDA

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2

3 IN RE:

4 OFF-STREET PARKING BOARD
FINANCE COMMITTEE MEETING
5 8:00 a.m.

6 OFF-STREET PARKING BOARD
MONTHLY BOARD MEETING
7 8:15 a.m.

12 DATE TAKEN: December 3, 2025

13 TIME: 8:00 a.m. - 8:50 a.m.

14 PLACE: Miami Parking Authority
40 Northwest 3rd Street
15 Penthouse Suite 1103
16 Miami, Florida 33128

17

18 Proceedings taken before:

19 Julia Y. Alfonso, RPR, FPR-C
20 Florida Professional Reporter

21

22

23

24

25

2

1 APPEARANCES

2 Present:

3 Thomas Jelke, Chairperson
4 James Cassel, Board Member
4 Deborah Ladron de Guevara, Board Member
4 Marvin Wilmoth, Board Member

5 Also Present:

6 Angel Diaz, Chief Operations Officer, MPA
7 Mirtha Dziedzic, CFO, MPA
7 Angela Sanchez, Director of Human Resources, MPA
8 Henry Espinosa, IT Director, MPA
8 Margie Carmenates, Controller, MPA
9 Julia Y. Alfonso, Court Reporter, JYA Reporting
9 Jihan Soliman, Sr. Assistant City Attorney, City of Miami
10 Pablo Velez, Sr. Executive Advisor to the CEO, MPA
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21 Sterling Capital
21 Patricia Sanchez, Parking Service Technician, MPA
22 Yvonne Veliz, Assistant Manager of Operations, JMH
22 Neal Schafers, Head of Urban Planning, Miami DDA

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5

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

2 MR. CASSEL: Good morning. I'm going to go

3 ahead and call the finance portion of the meeting

4 to order.

5 Please.

6 MS. CARMENATES: Good morning, everyone.

7 Before I get into the presentation of the

8 financials, I have a few housekeeping items. All

9 bank reconciliations for the month of October are

10 completed. They have been reviewed. There are no

11 material reconciling items from previous months.

12 Also, our audits are in full swing. We are

13 focusing on completing the Marlins' audit by our

14 December 31st deadline. We don't anticipate any

15 issues doing that. We actually have our auditors

16 today and tomorrow here trying to wrap that up. So

17 all the other audits are also working at the same

18 time.

19 Now to the financials. We are going to be

20 presenting the financials for October 2025 which is

21 the first month of the fiscal year.

22 If you can please turn to page eight.

23 Page eight is the monthly breakdown for October.

24 On the revenue side, we have revenues totaling

25 5.3 million, which are 338,000 better than budget

7

1 And that's all for the MPA financials.

2 Next we have the Knight Center Financials,

3 page 13 of the board package. Operating revenue is

4 336,000 and expenses were 159,000, for a net

5 operating result of approximately 177,000. The

6 only variance to note is on Repairs & Maintenance,

7 and that's due to the final payment that we made

8 for elevator repairs at that garage.

9 And the numbers have been submitted to the

10 City for their review of the financials.

11 MR. CASSEL: I have a couple of questions.

12 MS. CARMENATES: Okay.

13 MR. CASSEL: On the audits, we're all on top?

14 Everything's going -- timingwise, no issues --

15 MS. CARMENATES: Yes, no issues have --

16 MR. CASSEL: -- have come up with --

17 MS. CARMENATES: No issues have come up as of

18 yet.

19 MR. CASSEL: And --

20 MS. DELGADO: We don't anticipate any issues.

21 MR. CASSEL: That's great.

22 And on the operating expenses, I notice that

23 we're 25 percent below budget in terms of salaries,

24 wages for the first month.

25 MS. CARMENATES: Yes.

6

1 and 429,000 better than the same period last year.

2 On the expense side, operating expenses

3 totaled 2.4 million. And we have operating results

4 of approximately 2.6 million for the month.

5 On the operating expense side, as far as the

6 variances are concerned, we have three variance

7 items. The first is revenue sharing, and this is

8 a -- category is a contractual amount that is

9 either a percentage of revenue or net revenue in

10 excess of expenses. If you have a variance, that's

11 a good variance to have because that means that our

12 revenues are -- our revenue sharing lots are doing

13 better than expected.

14 On the Professional Other line, we have a

15 negative variance of 44,000. And that's mostly due

16 to a -- the result of elevator improvements that we

17 have at the garage that we transferred to Goodwill.

18 And we don't entirely expect that to be the final

19 payment for those elevator repairs.

20 Also Bank Charges has a negative variance of

21 37,000, and that's attributable to systemwide

22 credit card usage being more than expected. As we

23 have higher revenues -- and most of our revenues

24 are credit card driven -- your bank charges are

25 going to be higher, higher than budget.

8

1 MR. CASSEL: Is that a timing issue or what

2 might have caused that? Do we know?

3 MS. CARMENATES: Maybe Mirtha can be better --

4 if she can.

5 MR. CASSEL: Yeah.

6 MS. CARMENATES: Yeah. I know she has --

7 MS. DZIEDZIC: I'm okay.

8 Yeah. That's a little bit of a timing issue.

9 We did do the accrual for the expenditures that

10 were cashed out in November, but our -- we had some

11 higher salaries in the last fiscal year. We have

12 some vacancies. So we fully fund our budget. We

13 fully fund all of our positions. And right now our

14 salaries are trending a little bit lower because we

15 do have a number of vacancies that aren't filled.

16 And we have one position that was double-booked

17 last year for a couple of months. So that's a

18 little bit more as well.

19 MR. CASSEL: Okay. Thank you.

20 Are there any other questions?

21 MS. CARMENATES: Thank you.

22 MR. CASSEL: Thank you.

23 MS. CARMENATES: Thank you so much.

24 Now I'd like to present Blake Myton from

25 Sterling Capitol who's going to show -- talk to us

9

1 about our pension plan investments.

2 MR. MYTON: Good morning, everyone.

3 CHAIRPERSON JELKE: Good morning.

4 MR. MYTON: Hope everyone had a great

5 Thanksgiving. I know I did. I ate way too much

6 turkey for sure.

7 CHAIRPERSON JELKE: And, Blake, if you could

8 just do us a favor --

9 MR. MYTON: Certainly.

10 CHAIRPERSON JELKE: -- just for the court

11 reporter, because there's no chair there, just

12 speak up so she can hear you.

13 MR. MYTON: Not a problem.

14 How's that? A little bit better?

15 All right. I'll enunciate.

16 So, again, I get the honor of talking about

17 our fiscal year or the period ending

18 September 30th. As we will see, it was actually a

19 very strong period. Good, solid quarter. Good,

20 solid year-to-date numbers. The markets bounced

21 back up very nicely, and that's led to obviously

22 very solid fiscal year performance.

23 To give you a little bit of context first, if

24 we go over to page six, the asset allocation.

25 Perfect.

11

1 half percent. That's a good, solid return, but

2 certainly did not keep up with the growth piece.

3 You know, I'll show you here in a minute that

4 our growth manager did very, very well, had a lot

5 of exposure to those names, and subsequently

6 performed very well versus his benchmark. But,

7 again, the big takeaway was that same growth

8 leadership.

9 If we look at the other U.S. indexes as

10 measured by the Russell benchmarks, whether it be

11 the 2000 or the mid cap, you'll see pretty

12 significant out performance from the growth

13 portions of both of those respective benchmarks.

14 So, again, we were thinking, and we kind of

15 got it a little bit in the first half of this year,

16 was we started to see a broadening out of that in

17 the first quarter, especially this year. But as

18 soon as the tariffs hit, everybody focused on

19 earnings and what was going to make the most money,

20 and they went straight to, you know, NVIDIA and

21 Apple and Google and all of the quote, unquote,

22 primary beneficiaries of AI.

23 So, again, it's kind of skewed a lot of the

24 benchmark returns because, remember, a lot of these

25 benchmarks are cap weighted, which means, you know,

10

1 First thing I need to note is that fiscal year

2 column unfortunately is wrong. I apologize. It

3 should be -- match the one-year column. So if

4 you'll just draw a line through that and we'll

5 focus on that three-month column in the one-year

6 period as, again, those are probably the most

7 pertinent.

8 But, you know, for the last quarter or so,

9 good, solid performance as measured by the U.S.

10 benchmark. We see the Russell 3000 there, that

11 first one in the chart, up over 8 percent for the

12 quarter, leaving us up a little less than 17 and a

13 half percent, or 17.4 for the year. So good, solid

14 performance from U.S. stocks.

15 As we've talked about -- I know I sound like a

16 broken record, but probably for the better part of

17 the last three years it's been those same seven

18 large cap growth names that are leading the way.

19 And we can see that if we look at rows three and

20 four there.

21 The Russell top 200 growth and top 200 value,

22 you know, for the one-year period, the growth

23 portion of that index up over 25 percent while the

24 value benchmark, you know, up 10 and a half

25 percent. Nobody is going to sneeze at 10 and a

12

1 the size has a bigger influence over the

2 performance of the actual index. So, again, we

3 were hoping we'd see a little bit of a broadening,

4 but we did see -- what broadening we did see was

5 really isolated to a couple of value segments,

6 utilities and industrials.

7 And even those were really AI related because

8 a lot of those revolved around the power generation

9 needed to create all of the power that we're

10 going -- the computing power that we're going to

11 need for AI to be implemented over the next several

12 years. So, again, just kind of a very unusual

13 period.

14 It's led to some really kind of, you know,

15 wide swings when we start to evaluate managers and

16 evaluate performance, and you'll see that when we

17 talk about our plan here in a moment.

18 The other bright spot over the last year,

19 though, has been international. It's been a lag

20 really for the last decade or so. Good, solid

21 performance for the quarter. If we look at that

22 MSCI World ex US benchmark there in the middle of

23 the page, you know, for the three months up a

24 little more than five and a half percent for the

25 year, almost 26 percent, and then for the trailing

13

1 one-year period up 16 and a half. So good, solid
 2 performance.
 3 A lot of that has been the softening of the
 4 dollar we saw around some of the tariff talk
 5 earlier this summer, but we are seeing some good,
 6 solid performance from that piece of the portfolio.
 7 Lastly, down in the bottom is the bond
 8 portfolio. Don't want to skip over that because
 9 that really is about 40 percent of our benchmark
 10 and nearly 40 percent of the portfolio. Good,
 11 solid performance.
 12 The fed did cut rates this most recent
 13 quarter. We are calling for another rate cut when
 14 they get together next week of 25 basis points.
 15 That's pretty much priced into the market right
 16 now. I think there's about a 90 percent
 17 probability I saw earlier this week -- yesterday
 18 morning. So that's almost a foregone conclusion,
 19 but, again, that should help us stabilize.
 20 It seems like the fed, at least for the last
 21 little bit of Mr. Powell's tenure, is a little bit
 22 more focused on the employment data we're getting
 23 as opposed to the inflationary data, because
 24 inflation has remained sticky.
 25 So, again, as we sort of close out 2025 and

15

1 Okay. Let's skip over to, I believe it's
 2 page 10. It should be what I call the stoplight
 3 slides.
 4 And this is just sort of a visual
 5 representation of where our current strategy is.
 6 In this particular environment, we don't have any
 7 significant overweights or underweights to any of
 8 the various asset categories. We're pretty neutral
 9 with respect to our stock and bond allocation.
 10 As you can see, most of those dots fall on
 11 that yellow, right in the middle, which really
 12 indicates not a real strong conviction in any
 13 direction, but we do have a little bit more in
 14 large growth and large value. You can see that
 15 dot's a little farther to the right with value
 16 being a little bit closer to the red or the left.
 17 But probably the most significant is we have a
 18 slight overweight to US versus international. As
 19 you see, all of those international dots sort of
 20 hovering around that yellow and red. It's only a
 21 modest underweight of a couple of percent. And
 22 it's primarily based on how well international did,
 23 and really the softening of that dollar. We look
 24 for that to sort of stabilize into the first half
 25 of next year. So, again, we'll be slightly

14

1 look at what's going to be most impactful for the
 2 first part of next year, it's still going to be
 3 inflation, it's going to be fed policy, it's going
 4 to be earnings. And, again, hopefully we'll see a
 5 broadening of this market because the magnificent
 6 seven -- or seven or eight now, I guess, if you
 7 throw in Broadcom and a couple of others that have
 8 done very, very well. They can't be the only ones
 9 that are going to be the beneficiaries of
 10 artificial intelligence.
 11 So, again, we look for 2026 to be that
 12 broadening that we see outside of just some of the
 13 power generation. We want to see -- you know, the
 14 implementation phase is coming. It's probably not
 15 as close as we'd all hope it to be. But, again,
 16 there are going to be some big winners, and it
 17 should benefit all industries, not just a handful
 18 of the big producers and the obvious Google's and
 19 Apple's end user.
 20 So that's kind of our crystal ball as we
 21 finish this year. Good, solid period for the
 22 markets.
 23 Before I talk about our strategy a little bit
 24 and turn it over to performance, any questions or
 25 comments on the bigger picture?

16

1 underweight there.
 2 And then emerging markets. Again, a lot of
 3 volatility associated with that asset class. So
 4 we're just not comfortable taking overweight there.
 5 So over on the next slide is the fixed income.
 6 And, again, really absolutely no changes here since
 7 the last time. We're still, you know, a little bit
 8 cautious. We still like the higher quality
 9 corporate bonds. We do look for the higher quality
 10 mortgages as well. Anything that pays a little bit
 11 of extra income over and above a treasury at this
 12 point we think is -- without taking undue risk is
 13 really where we're trying to position this piece of
 14 the portfolio.
 15 So that is really kind of our current tactical
 16 strategy along with sort of the philosophy behind
 17 it and what's going on in the markets.
 18 Any questions, comments, or thoughts before we
 19 turn to performance a little bit?
 20 MR. WILMOTH: So the fed's acting in a
 21 recessionary manner, right, kind of --
 22 MR. MYTON: Cautious. They're looking for
 23 that balance, right? Because, again, remember, the
 24 fed has two mandates, it's full employment and it's
 25 inflation under control. And one could argue that

17

1 2 percent inflation, which is what Mr. Powell is
 2 shooting for and has stated is his target, is not
 3 historically common.
 4 I mean, outside of the last 15 years, really
 5 since the financial crisis of '08, yeah, we had
 6 zero inflation because the fed cut rates to zero.
 7 And then we had a very nice period in the -- where
 8 inflation was under control as well. But if we go
 9 all the way back, 3 percent is probably a little
 10 bit more accurate, and we're pretty close to that
 11 now. So it's in that two and a half, three range.
 12 So I wouldn't say they're necessarily acting
 13 recessionary, but they are a little bit cautious.
 14 MR. WILMOTH: And then the flip side to that
 15 is, I know there's a lot of exuberance around AI at
 16 the moment. This feels very 2000 --
 17 MR. MYTON: Bubbly.
 18 MR. WILMOTH: -- global crossing-ish. A lot
 19 of people making investments into something that is
 20 probably going to take two decades to play out.
 21 I'm watching groups sort of make trades between
 22 each other to bolster stock prices. How are we --
 23 I mean, it looks like our portfolio is 30 percent
 24 related to this large cap growth portion.
 25 MR. MYTON: It's more like 10.

19

1 cost of development, if you will. But it is
 2 something to continue to watch because, as I
 3 mentioned earlier, I don't think the benefits of AI
 4 are really going to hit us other than when we go to
 5 Google and we want to get a definition of
 6 something. You know, that's going to be a whole
 7 lot more helpful.
 8 But other than that, to really start getting
 9 the implementation, you're right, I think it's
 10 probably five, ten years away at the earliest, and
 11 maybe even longer depending how fast we build out
 12 and how fast these things really start generating
 13 that knowledge and, you know, sort of taken off.
 14 MR. WILMOTH: Have you guys run any
 15 sensitivities on what like a 10 percent or
 16 15 percent reduction in stock prices of the Big 7
 17 would mean to our portfolio just from a risk
 18 perspective?
 19 MR. MYTON: We don't do it on a portfolio
 20 basis, but we do look at it contextually.
 21 Essentially we don't do it specifically, but, yes,
 22 essentially we've got about 10 percent in our large
 23 cap growth manager. Of that portfolio, about
 24 40 percent of those names are in AI. We also have
 25 a very large piece in the index fund, the top two

18

1 MR. WILMOTH: More like 10. Sorry.
 2 MR. MYTON: We'll get to that. We'll get to
 3 that. But we are very well diversified. So from
 4 that perspective, while we still like large growth
 5 and we do think -- I think the difference between
 6 now and the tech bubble of the early 2000s
 7 specifically is earnings. Because back then all
 8 you needed was a dot com and a business plan and a
 9 website and you can make money, right?
 10 But now if you look at Apple, you look at
 11 Google, the earnings are there. What's starting to
 12 get a little concerning is the amount of capital
 13 that they're having to reinvest to build this out.
 14 And that -- the analogies I've heard that make --
 15 that resonated with me the most are really kind
 16 of -- one is very stale. It's the railroads.
 17 But the other was kind of the infancy of the
 18 internet and building out of the fiber optic
 19 networks. There's a lot of capital at the initial
 20 stages to really get to where they want to go,
 21 similar to railroads. You had to lay out the rails
 22 before you really got any of the revenue from the
 23 travel and passengers.
 24 So I think from that perspective, spending
 25 exuberant amount of money upfront is kind of the

20

1 S&P 500 index fund, which, again, is now up to
 2 about 33 percent, I think, in those top seven
 3 names.
 4 So we are looking at that from that
 5 perspective and understanding how much growth
 6 exposure we have in the portfolio versus how much
 7 value exposure. So, for example, when we try to
 8 overweight growth versus value, those are the kinds
 9 of sector weights we look at in totality to make
 10 those calls. Because, again, if you just look, you
 11 know, at the S&P 500, some might think half of that
 12 is growth and half of that is value. That's not
 13 true. It's more like 60, 63 percent is in growth
 14 now and 37 percent is in value.
 15 So those are the kinds of calculations that we
 16 look under the hood and make sure that we're not
 17 overallocated in any one direction and that we're,
 18 you know, kind of exactly where we want to be.
 19 And, you know, as you can imagine, that's changing
 20 every day, right, with stock prices fluctuating.
 21 So we're looking at that literally on a weekly and
 22 monthly basis.
 23 MR. WILMOTH: I don't want to give you the
 24 impression I'm not --
 25 MR. MYTON: No, no, no. Great questions.

21

1 MR. WILMOTH: -- very excited about this
 2 performance. It's amazing.
 3 MR. MYTON: I would love to show double digit
 4 performance to all my clients every single year --
 5 MR. WILMOTH: Yeah.
 6 MR. MYTON: So from that perspective, it's
 7 been a very, very good year. But as you'll see,
 8 there are some deeper risk stats that I'll show you
 9 here in a minute that show we haven't taken an
 10 undue amount of risk. And a lot of that is because
 11 we are very well diversified. We have large value,
 12 we have small value, we have mid growth -- mid
 13 caps, international. So it's not really all in
 14 those same U.S. large cap growth names.
 15 So with that, let's talk about that
 16 performance a little bit. If we go over to the
 17 next tab, and I believe that's page 20. Just a
 18 snapshot of the cash flows of the portfolio summary
 19 at the top. Again, I'll capture the year since
 20 it's our fiscal year.
 21 But we started at a little more than
 22 30.1 million to start off the fiscal year, had net
 23 distributions of a little over 60,000, primarily
 24 fees. The investment return or unrealized gain of
 25 a little more than 3 million, or 3,910,000. So the

23

1 don't take that amount of risk in a pension plan.
 2 We don't think that's prudent.
 3 So I was very, very happy, especially -- the
 4 one number that really popped out at me was that
 5 three-year number, up almost 15 percent each and
 6 every year for the last three years end of
 7 September. Just good, solid, absolute returns.
 8 The market has been very, very nice, very kind over
 9 the last several years. And then, obviously, the
 10 inception number when we switched over to Sterling.
 11 Down at the bottom, we break it into the
 12 equity and fixed income. So you can see the reason
 13 for those slight underperformance has been the
 14 equities. We were up a little more than 15, 15 and
 15 a half, when our blended benchmark was up a little
 16 more than 17, 17 and a quarter. But, again, over
 17 the last three years, up 21.7. Just good, solid
 18 performance from an absolute perspective. So we
 19 certainly, you know, kept up nicely. Maybe not
 20 matched it, but did very, very well.
 21 And then on the bond side, it goes a bit
 22 unrecognized, but 50 basis out performance in a
 23 year where, you know, the market was only up 2.8,
 24 2.9. Good, solid performance from that piece of
 25 the portfolio.

22

1 portfolio was, I believe, at an all-time high of
 2 33,187,000 at the end of the quarter, end of the
 3 year. So good, solid, absolute performance.
 4 Over on page 21 we can put some percentages to
 5 that. Got the graph there at the top, but in the
 6 middle is the performance of the plan in the dark
 7 blue. You can see for the quarter we were up a
 8 little less than -- a little more than four and a
 9 quarter, about 4.28. The benchmark was up 5.46.
 10 So slight underperformance there, really
 11 attributable to kind of our large cap value manager
 12 and some of our value managers not really keeping
 13 up.
 14 In addition, our merger -- our small cap
 15 international manager had a little bit of trouble
 16 this quarter. But for the fiscal year, you know,
 17 up over 10 and a quarter percent, or 10.28. Again,
 18 slightly less than that benchmark at 11.4, but I
 19 will certainly come out and show you a double digit
 20 return every year.
 21 You guys know. Most of you have been here
 22 for -- you're all familiar faces. You understand
 23 that we're not designed to be up 12, 13, 14 percent
 24 when the market is up 11 percent. That's just not
 25 the way we've structured this portfolio. We just

24

1 And then, as I alluded to earlier, over on the
 2 next page are some of the risk statistics up there
 3 on the very top, or what I refer to as the geeky
 4 financial numbers. As you look at the standard
 5 deviation in the data, you can see from a portfolio
 6 perspective we're slightly less than the benchmark.
 7 Taking a little less risk in total. So, again,
 8 that really is due to the very good diversification
 9 that we have, and really some good, solid
 10 performance from some of our managers.
 11 Over on the next slide is page 23, the asset
 12 allocation. Nothing earthshattering here. No
 13 significant changes. This is just another proof
 14 statement. Each one of those slices, though, is
 15 another strategy, whether it be small value or
 16 international large cap growth, not just U.S. large
 17 growth, but it is a bigger piece.
 18 We've got about 10 percent of the portfolio
 19 there. So good, solid piece there, and then a
 20 good, solid piece in that blend or that index fund.
 21 So about 26 percent of the portfolio, plus the
 22 large cap value, excuse me, about 33 percent is in
 23 large cap. So the other 67 is spread out pretty
 24 nicely.
 25 I want to talk just a little bit about a

25

1 couple of funds over on page 24. As you might
 2 imagine, with that many different strategies,
 3 there's always going to be some winners and some
 4 losers and some that we're watching a little more
 5 closely.
 6 The one we are watching most closely is at the
 7 very top, that large cap value. We've got a little
 8 less than \$2 million, or about 6 percent of the
 9 portfolio in there. And it was -- it has not
 10 performed the way we'd want to. We had a lot of
 11 conversations about this particular strategy, and
 12 we're currently looking at maybe supplementing or
 13 adding other alternatives to this.
 14 This particular strategy, up until about a
 15 year and a half ago, was top decile across the
 16 board. It focused on dividends and dividend
 17 growth. Good, solid earnings. Great companies.
 18 But last year and a half just has struggled pretty
 19 mightily in keeping up. A lot of it was AI
 20 related, but some of it was stock picking. They
 21 had a big position in UnitedHealth as well. And if
 22 you guys --
 23 MR. CASSEL: Who's the manager there?
 24 MR. MYTON: We are. Sterling Capital is. So
 25 that's why we're watching --

27

1 on our platform that are not Sterling options that
 2 we're considering. The index is one. We also have
 3 a John Hancock product. I have been an advocate in
 4 our monthly meetings on, Hey, guys, we need to do
 5 something because this is one of our own. And
 6 while we say we measure our fund versus everyone
 7 else, and we do, I think we should measure
 8 ourselves a little stricter, and this is evidence.
 9 So, again, stay tuned for that. I would not
 10 be surprised if there is not a change in this
 11 particular category the next time we get together.
 12 MR. CASSEL: When are we getting together
 13 again?
 14 MR. MYTON: We usually get together twice a
 15 year, but we can get together as often as --
 16 CHAIRPERSON JELKE: Every week.
 17 MR. MYTON: Every week or so? I love Miami.
 18 I'm in Orlando. So I get some frequent flyer
 19 miles.
 20 MR. CASSEL: Which are the other funds that
 21 are Sterling funds that are listed here?
 22 MR. MYTON: The only other Sterling products
 23 in the portfolio is the separately managed core
 24 fixed income strategy. So that's the only two
 25 pieces of the portfolio that are managed

26

1 MR. CASSEL: Should you find another manager?
 2 MR. MYTON: We are looking at it. And right
 3 now our biggest fear and the conversations we're
 4 having internally is the minute you sell it, I
 5 promise you, that's exactly when we're going to get
 6 the rotation back, the higher quality growth,
 7 dividend-oriented managers.
 8 MR. CASSEL: But if you keep the same strategy
 9 with a different manager that's underperformed
 10 consistently, benchmarks -- you know, significantly
 11 over the last year --
 12 MR. MYTON: Correct. If we just look at this
 13 page, that's certainly correct, Mr. Cassel. But if
 14 you actually look at the calendar year performance,
 15 literally in seven to the last ten years up until
 16 2023, this manager outperformed and was in the top
 17 decile. So it's not really a consistent
 18 underperformance, it's a six-quarter
 19 underperformance that has now seeped into -- but
 20 it's so significant that the three-year, the
 21 five-year and even the ten-year is only in line
 22 with its benchmark. It's erased a lot of the gains
 23 that it had.
 24 So, again, we are certainly looking at this
 25 most significantly. There are other alternatives

28

1 internally. The rest are outside managers. And if
 2 we skip ahead --
 3 MR. WILMOTH: Fixed income is one that's --
 4 MR. MYTON: Yeah. And fixed income has done
 5 exceptionally well.
 6 If we go over to page 26 -- page 24 and 25 are
 7 essentially the asset category performance. 26 and
 8 27 we break it down to the individual products that
 9 we're utilizing. So you can see the Sterling
 10 equity income, Vanguard, S&P 500. So those will
 11 tell you the names. And, as you'll see, really the
 12 only two Sterling products are the core fixed
 13 incomes and the equity income.
 14 MR. CASSEL: Can you also provide us -- maybe
 15 just send it to our people, the 10-year. I mean,
 16 these results only show Sterling --
 17 MR. MYTON: Sure.
 18 MR. CASSEL: -- but obviously you're
 19 quoting --
 20 (Simultaneous discussion.)
 21 MR. MYTON: I can certainly get you a fact
 22 sheet that has a lot more data. Certainly. I'll
 23 make a note of that.
 24 MR. WILMOTH: Are the companies that -- value
 25 index, are their earnings good? Are those

29

1 companies performing or they're just getting
 2 whacked because they don't have an AI --
 3 MR. MYTON: Yeah, exactly. Investors are not
 4 rewarding them the same way. While the earnings
 5 may not be quite as strong as, say, an NVIDIA or a
 6 Broadcom or an Apple, a Netflix, et cetera, they're
 7 still very strong.
 8 I mean, earnings have come in -- that's one of
 9 the things that has been pretty resilient, is not
 10 only the U.S. consumer, but business earnings have
 11 been quite solid this year. So that's kind of been
 12 one of the reasons Mr. Powell has cited for not
 13 wanting to raise interest rates -- or lower
 14 interest rates as quickly, is because the economy
 15 is in pretty good shape.
 16 MR. WILMOTH: So the earnings are there, the
 17 dividends are still getting paid out. It just
 18 doesn't -- it's just not --
 19 MR. MYTON: The market is not rewarding it.
 20 Nobody cares.
 21 MR. WILMOTH: -- 30 percent return. So --
 22 MR. MYTON: So the market doesn't want to
 23 reward it. That's not what the market is looking
 24 for. They're looking for those 25 -- they're
 25 looking for home runs instead of singles and

31

1 date, nobody cares that your dividend is, you know,
 2 a 7 percent and you grew it, you know, 20 percent
 3 last year. That's just not eye popping. But at
 4 the same time, over a longer period of time, and
 5 especially when the bubble bursts or when things
 6 roll over, that's usually when these dividend
 7 growers and the value style tends to do a little
 8 bit better.
 9 But having said that, we recognize the
 10 significance of that underperformance, especially
 11 over the last year, and really it's been a year and
 12 a half, and its impact on a longer term number.
 13 So, again, look for us to make a change in that
 14 particular category. So that's probably the one
 15 we're watching most closely.
 16 And, again, I would be remiss if I didn't just
 17 touch on large growth a little bit. While they had
 18 a little bit of a giveback quarter, they were up
 19 about 7 percent versus the benchmark, the Russell
 20 top 200 growth at 11 percent for the one year, the
 21 three year, and since we switched over to Sterling,
 22 that's been absolute top performer. The only way
 23 you can get there in a large cap growth space is
 24 you've got to have a lot of exposure to those
 25 Magnificent 7 names that we're talking about, and

30

1 doubles right now is kind of a baseball analogy,
 2 but -- that's overused but pretty appropriate at
 3 this point.
 4 MR. WILMOTH: But people will eventually --
 5 say exuberance goes away, they'll retreat --
 6 MR. MYTON: We saw a similar period back in
 7 2014. And this is, again, some of the insights and
 8 conversations we've had. This particular strategy
 9 struggled in 2024. In 2025 through 2023 it roared,
 10 it ripped when the market came back. So that's
 11 what one of our apprehensions is, you know, again,
 12 dividends matter.
 13 Dividend growth matters. There's
 14 statistics -- and, again, I'm going to put together
 15 some material to follow up and give to Mirtha that
 16 really shows that over a period of time, you know,
 17 those companies that continue to grow their
 18 earnings and pay those out via dividends, and
 19 continue to grow their dividends specifically are
 20 the ones that have higher stock prices. They tend
 21 to hold up a lot better in volatile periods.
 22 Their challenges tend to be when markets are
 23 roaring, as you might imagine -- because, again,
 24 when, you know, NVIDIA's earnings are up 30, 40,
 25 50 percent, and they're up 200 percent year to

32

1 these had 6 of the 7.
 2 Is that everything but Apple? When Apple
 3 popped this last quarter, that was one of the
 4 reasons he didn't quite keep up. But, again, very
 5 solid performance from that piece of the portfolio.
 6 And then down at the bottom is fixed income.
 7 Again, I won't touch on that anymore, but good,
 8 solid performance, albeit muted returns out of the
 9 bonds piece of the portfolio.
 10 And then last but not least, the very first
 11 page of the appendix, I believe it's 28. This is a
 12 snapshot of, Mr. Cassel, the performance of not
 13 just the three or so years that we switched over to
 14 Sterling, but also the Truist and the SunTrust
 15 before that, and going all the way back to 1991,
 16 even before I started. But good, solid, longer
 17 term performance.
 18 Again, the five-year and ten-year, you know,
 19 right in line with those longer term benchmarks.
 20 And even that -- I guess that's a 24-, almost
 21 25-year number -- coming up on the 25-year number
 22 here pretty soon -- a little more than 8 percent
 23 out of a 60/40 portfolio. So good, solid, longer
 24 term historical performance.
 25 MR. WILMOTH: As you guys have been hitting

33

1 sort of larger and larger portfolio numbers, when
 2 do you guys rebalance your portfolio?
 3 MR. MYTON: Sure. We actually look at that on
 4 a monthly basis. But if there's anything extreme,
 5 we would do it more frequently, like if there's a
 6 big pullback or a big correction. I mean, our
 7 advisory solutions team, and that's the group that
 8 sort of guides all of our strategy, they get
 9 together literally every day. We have a Monday
 10 meeting with everybody on it. So if there's any --
 11 any issues or concerns, those get addressed there.
 12 MR. WILMOTH: I'm just curious, as the
 13 portfolio grows, I'm assuming more is starting to
 14 fill into this fixed income. So, get gains,
 15 rebalance, a portion of those gains go into the
 16 fixed income of the portfolio --
 17 MR. MYTON: Yeah. Whether it be income --
 18 MR. WILMOTH: -- a safer portfolio --
 19 MR. MYTON: Yeah. Just kind of keep it at
 20 that target. And, again, we haven't had to do it
 21 in a significant way. But one of the biggest
 22 differences, I think, between Sterling and the old
 23 Truist or SunTrust way was, before we would
 24 probably have had to get to 65 percent before we
 25 actually triggered a rebalance, whereas Sterling is

35

1 actually need to entertain a motion to nominate a
 2 chair as we don't have a chair. So is there a
 3 motion?
 4 MR. CASSEL: So moved.
 5 MS. SOLIMAN: Well, who's --
 6 MS. LADRON DE GUEVARA: Tom.
 7 MR. WILMOTH: Tom.
 8 MR. CASSEL: If anybody wants it?
 9 (Simultaneous discussion.)
 10 CHAIRPERSON JELKE: All those in favor?
 11 MR. WILMOTH: Aye.
 12 MS. LADRON DE GUEVARA: Aye.
 13 MR. CASSEL: Aye.
 14 MS. SOLIMAN: Thank you.
 15 Go for it, Chairman.
 16 CHAIRPERSON JELKE: All right. Start with
 17 public comments. Are there any public comments?
 18 Did we receive any public comments by e-mail or
 19 carrier pigeon?
 20 No. Okay.
 21 So employee recognitions, I believe we have
 22 one.
 23 MR. DIAZ: Victor.
 24 MR. ARMENTEROS: Good morning, everybody.
 25 Javier Armenteros, Miami Parking Authority, manager

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1 a lot more methodical, and they want to know
 2 exactly where they're taking their bets down to a
 3 much more granular level.
 4 So we're going to see a lot more frequent
 5 rebalancing. So I don't believe we've been more
 6 than 62 or 63 percent, and even that's just been
 7 because of some really strong equity performances
 8 kind of bumped us up. But then we'd, you know,
 9 sell those equities, buy more fixed income, and get
 10 us back in line with our strategy of being more
 11 modestly overweight or more in line with that
 12 60 percent target.
 13 MR. WILMOTH: Okay. I feel better now that I
 14 see the allocation is 10 percent.
 15 MR. MYTON: Well, again, guys, thank you very
 16 much. Any questions or comments?
 17 MR. CASSEL: Thank you very much.
 18 MR. MYTON: You guys have a great holiday
 19 season.
 20 MR. CASSEL: I think that completes the
 21 finance portion of the meeting.
 22 CHAIRPERSON JELKE: Okay. Thank you.
 23 Let's start with the public comments, or do I
 24 need to --
 25 MS. SOLIMAN: Well, we do -- well, so first we

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1 of operations.
 2 We have here with me Patricia. Patricia has
 3 been with us, what, 10 years now?
 4 How long?
 5 MS. SANCHEZ: 20 years. I feel grateful to
 6 God and to Miami Parking. For 20 years I have
 7 worked, 20 years -- 20 years in the company.
 8 MR. ARMENTEROS: Yeah. It's amazing that we
 9 have an employee like her. She's always here.
 10 She's always on time. I mean, she's our eyes and
 11 ears out there. So I can't thank her enough for
 12 everything she does. Again, I don't call her an
 13 employee, I call her an extended family member just
 14 like everybody here.
 15 CHAIRPERSON JELKE: Next is Margarita, MRD
 16 Consulting.
 17 MS. DELGADO: Margarita Delgado, MRD
 18 Consulting. Mr. Chairman, good morning, Mr. COO,
 19 members of the board. Good morning, everyone.
 20 Most of our time in November, and it will be
 21 through December, our dedication is to be able to
 22 complete the package for the launch of the loading
 23 zone technology. It's technical and it's sort of
 24 new because there are only two other cities in the
 25 nation that have implemented but very successfully.

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1 And so we are very optimistic that this is going to
 2 be great.
 3 But it's going to require a lot of public
 4 information, educating the public at all levels as
 5 to how the loading zones will work, how the
 6 technology will work, what the requirements are
 7 going to be for the public.
 8 So we are creating four social --
 9 professionally produced, four social media videos.
 10 We are now -- we've done one, two and in the middle
 11 of producing the third video. And we have a full
 12 media package also for social media, for the legacy
 13 media, for the stakeholders, the general public.
 14 So that's going to take a bit of time through the
 15 end of the year.
 16 The videos are in English with graphics in
 17 Spanish and Haitian Creole. So we are really
 18 inundating the market wall to wall with this, with
 19 the information about the new technology.
 20 I think you've probably seen the magazine,
 21 seen the feature.
 22 MR. CASSEL: Margarita, when you get those
 23 videos, can you have them share them with us?
 24 MS. DELGADO: Absolutely. We can share now
 25 one and two.

39

1 MS. CAMP: Henry is pulling up the deck.
 2 MR. ESPINOSA: Can you see that, Meagan?
 3 MS. CAMP: Yes, I can. I think this is the
 4 last page. If we can pop to the front, at least to
 5 the second one then.
 6 Yeah. So good morning, everyone. So I'll be
 7 reporting on, first off, with the analytics for the
 8 end of September through -- I'm sorry, the end of
 9 October through Thanksgiving week.
 10 Right now we have been, as Margarita discussed
 11 already, launching the Holiday Courtesy Citation
 12 Program campaign which, of course, began on
 13 Thursday, Friday in terms of rollout. And we're
 14 also going to be working on our end-of-year wrap up
 15 campaign talking about all the things we've had
 16 going on this year. Of course, we're also, as
 17 Margarita mentioned, relaunching the Residential
 18 Discount Parking Program with some new content.
 19 And it kind of leads to an overall project
 20 that I'm working on this month and next which is
 21 doing an overhaul of our graphics we're using for
 22 social media. A lot of them are a little outdated
 23 or just kind of we've overused them, of course.
 24 And so we're going to be working on a nicer,
 25 refreshed look and feel for our social graphics.

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1 MR. CASSEL: That's great, please. Yeah, as
 2 each one is done, please share them with us.
 3 MS. DELGADO: Perfect. Perfect.
 4 And so, did you see the Florida Trend, the
 5 feature about the CEO? I think it's very nice.
 6 Great also for MPA. Good visibility.
 7 We are in the middle of the Holiday Courtesy
 8 Citation Program. It's on social media but also
 9 channels -- well, 7/10 -- or what is it called now,
 10 18? And NBC 6 also picked it up on social media,
 11 and also NBC had it in the regular programming.
 12 And we're promoting also the Resident Discount
 13 Program. Meagan and Abbey are working on all of
 14 that, and they will brief you.
 15 FPTA had the conference here in Miami. So we
 16 worked on some of those keynote addresses. MPA had
 17 a big role in that event, and it went well. And
 18 they were happy to be in Miami.
 19 Any questions?
 20 Thank you.
 21 CHAIRPERSON JELKE: Thank you, Margarita.
 22 Meagan, I believe, is online with us.
 23 MS. CAMP: Good morning, everyone.
 24 Can you hear me all right?
 25 CHAIRPERSON JELKE: Yes.

40

1 In the background, yes, we're working on that
 2 loading zone campaign for launch whenever it's
 3 ready. There's been some great content discussions
 4 around that, how we're going to hit lots of
 5 communities, multiple ways of messaging, of course,
 6 being prepared to answer lots of questions as they
 7 come from our different channels.
 8 And, Henry, if you can go ahead and go to the
 9 next slide, please.
 10 So for our performance for the past month or
 11 so, it was a little bit short because of the -- we
 12 ended the period early to -- before Thanksgiving
 13 before everyone broke for the holidays. But
 14 overall it's a really nice month. Across all of
 15 our channels we had some very nice engagement
 16 driven primarily by the mid-November coverage of
 17 FPTA on LinkedIn which performed very well. And
 18 then we had several outreach events. And then our
 19 long-running campaigns, our evergreen campaigns,
 20 like residential parking program, hurricane parking
 21 program, and some of our other sort of niche
 22 topics.
 23 So we're having some nice, steady growth now
 24 that posting has gotten back to a regular cadence
 25 since the break in August and September. So a lot

41

1 there.

2 No major trends or anything like that to

3 really speak of. But I'm excited to see how we use

4 this time-dated campaign like the Holiday Courtesy

5 Citation Program campaign. I'm actually doing a

6 separate study on how that type of short-term

7 campaign performs well, how many pickups we're

8 getting, shares. Of course, the media coverage has

9 helped a lot. We had a lot of things happen over

10 the weekend to help get that picked up for our

11 Instagram account primarily.

12 You can go to the next page, please.

13 So I wanted to go ahead and just throw in some

14 of our top-performing posts by channel. They're

15 not necessarily indicative, like I said, of any

16 particular trends. There was a lot of MPA staff

17 forward content. And, of course, there was the

18 board campaign on LinkedIn which was, I thought,

19 very successful, and appreciate those who are able

20 to participate.

21 We ended up sharing content of -- staff

22 content across our Instagram and Facebook which we

23 don't always do industry content. But because we

24 have a lot of followers, especially on Facebook

25 that are community members who are also maybe

43

1 projects with Margarita that are going to be much

2 more broad and much more diverse in their messaging

3 that are very, very high level important.

4 So I'm excited to go through one of those

5 launches with Margarita and the team and start to

6 see how we're -- how well we're doing when we

7 message out something that's time critical and very

8 new, which we've been doing a lot of our just usual

9 content up to this date. So, once again, very

10 excited to work on that for next year.

11 Are there any questions I can answer?

12 CHAIRPERSON JELKE: Anybody?

13 MS. CAMP: Yes.

14 CHAIRPERSON JELKE: No. No questions. Thank

15 you so much.

16 MR. ESPINOSA: Thank you, Meagan.

17 MS. CAMP: Okay. Thank you.

18 CHAIRPERSON JELKE: Okay. That takes us to

19 approval items. I need a motion for the October

20 financials.

21 MR. WILMOTH: So moved.

22 MR. CASSEL: Second.

23 CHAIRPERSON JELKE: All in favor?

24 MR. WILMOTH: Aye.

25 CHAIRPERSON JELKE: Aye.

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1 employees, former employees, family, anything like

2 that, actually performed really well. And that was

3 a lot of our engagement content was people who are

4 close to MPA, excited to see faces that they know.

5 So that was a really nice indicator that we

6 have some people who are very engaged because they

7 know us, which is, for our outside audience, is a

8 really nice way to kind of further endorse our

9 branding in the community and our reputation, which

10 I just love to see.

11 And then we had a late stage win for X with

12 our hurricane parking. I'm sure that may have

13 gotten picked up because it's towards the end of

14 the season, and something in the algorithm enjoyed

15 that. So I'm not quite sure yet.

16 But go to the next slide. I'm not sure if

17 there is another one after that.

18 Yeah. So that pretty much wraps that short

19 period. But, like I said, we are really focusing

20 on this short-term campaign for the Holiday

21 Courtesy Citation Program and rebuilding our

22 graphics database, which is a very, very important

23 part of the 2026 strategy, and I'm looking forward

24 to digging in on that.

25 And then, of course, launching these bigger

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1 MS. LADRON DE GUEVARA: Aye.

2 MR. CASSEL: Aye.

3 CHAIRPERSON JELKE: That passes.

4 Regular board meeting minutes. Need an

5 approval for that.

6 MR. WILMOTH: So moved.

7 MS. LADRON DE GUEVARA: Second.

8 CHAIRPERSON JELKE: Great.

9 All in favor?

10 MS. LADRON DE GUEVARA: Aye.

11 MR. CASSEL: Aye.

12 MR. WILMOTH: Aye.

13 CHAIRPERSON JELKE: Aye.

14 That passes as well.

15 And Item 3.

16 MR. DIAZ: Good morning, everybody. The next

17 item is the procurement of OpenGov, an eProcurement

18 software piggyback off Florida's National

19 Association of State Procurement Officials, also

20 known as NASPO, the Carahsoft Technology Corp., and

21 the contract number. And I got that in the first

22 take.

23 So currently we use BidSync for our

24 procurement solutions. BidSync is expiring at the

25 end of this month. So procurement staff, they

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1 looked for a better solution. BidSync has its
 2 challenges and it was limited.
 3 So this new solution has more procurement
 4 tools that the team can use. It's also in eight
 5 municipalities within the state of Florida alone.
 6 It's very intuitive. They use a lot of AI tools.
 7 It helps the larger vendors as well as small
 8 vendors.
 9 So when they're submitting an RFP response,
 10 they're not able to complete the submission unless
 11 they fill in and enter all documents they have to.
 12 So that's good for the larger vendors. So when we
 13 put out a bid, you know, we want all the good
 14 vendors to hopefully -- large vendors to submit the
 15 applications and not be thrown out because they
 16 missed a couple of, you know, mandatory documents.
 17 And for the smaller vendors, it also helps
 18 out, because smaller vendors do not do RFPs that
 19 often. For example, the carwash is one that we
 20 just had, and a lot of vendors could not respond
 21 because they really don't know how or ones don't
 22 have -- they don't do it often. So this tool
 23 really helps them and guides them step by step on
 24 how to do it. It's interactive. So if they
 25 submit, we see the documents. And as we update

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1 MR. WILMOTH: Second.
 2 CHAIRPERSON JELKE: There's a motion and a
 3 second.
 4 All in favor?
 5 MS. LADRON DE GUEVARA: Aye.
 6 CHAIRPERSON JELKE: Aye.
 7 MR. CASSEL: Aye.
 8 MR. WILMOTH: Aye.
 9 CHAIRPERSON JELKE: Okay. The interim CEO
 10 report.
 11 MR. DIAZ: Okay. So this is really quick. So
 12 as Margarita mentioned, FPTA. So Miami has not
 13 hosted FPTA since the '80s. So the reason we were
 14 able to bring it to Miami -- so for you to know,
 15 FPTA always falls during Art Basel week. So it's
 16 impossible for FPTA to come to Miami because it's
 17 unaffordable. The hotels are expensive, the event
 18 venues are expensive. So we moved it to the week
 19 before Thanksgiving, and we were able to have it
 20 here.
 21 So it was a 400-member -- 400 guests. That's
 22 never happened before. So that's another good
 23 thing. Alex was the keynote speaker. And,
 24 honestly, it's the first time I've been involved
 25 with one for years, and it's the first time that a

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1 documents, they also see it as well realtime.
 2 So it's a real good tool for us. I think it
 3 will help us as we grow, you know, throughout the
 4 County. It's also cloud based, I don't know if I
 5 mentioned that. It has spend tracking. So as we
 6 roll out the new procurement items we purchase,
 7 we'll be able to track the spending, track the
 8 progress and all that through this OpenGov. And it
 9 also has a contract management tool that also helps
 10 us manage the contracts as we have them for the
 11 three to five years, whatever it may be.
 12 So we're asking for approval for three years
 13 for \$94,141.
 14 CHAIRPERSON JELKE: Any questions?
 15 MR. WILMOTH: How does that compare to the
 16 cost of our previous software?
 17 MR. DIAZ: So it's about \$24,000 more for the
 18 three years. It's like 8,000 something per year
 19 more.
 20 MR. WILMOTH: So I'm assuming that's because
 21 of the additional services it will --
 22 MR. DIAZ: Yes, yes.
 23 MR. WILMOTH: So we just need to save \$8,000
 24 somewhere.
 25 MR. CASSEL: I'll move the item.

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1 lot of people actually came up, you know,
 2 recognized and said that's a really good speech.
 3 So from vendors to municipals to universities. So
 4 that was also good to hear.
 5 And then we have over 300 members, which is
 6 another thing that we've never done in the past.
 7 We broke the 300 number. So that's it for the FPTA
 8 conference.
 9 A lot of our staff was there. So it was the
 10 first time for a lot of the staff. So we sent a
 11 lot of staff because it was in Miami, so it's a lot
 12 more affordable. We didn't have to pay for travel
 13 and hotel expense and whatnot. So we had a good
 14 team there. So that's it for the FPTA conference.
 15 Holiday Courtesy Citation Program, Margarita
 16 kind of already mentioned it. So we shared with
 17 the Grove BID, Wynwood BID, the DDA to just kind of
 18 get the message out as well. And enforcement
 19 continues to hand out the courtesy flyers to let
 20 people know that, you know, one hour free of
 21 parking after you pay. So we try to still get them
 22 to pay a little bit.
 23 And then finally SpotHero. So SpotHero
 24 continues to grow. We continue to -- you know,
 25 month over month grow that reservation system. And

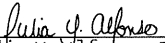
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1 then we're also going to pilot a reservation system
 2 in our open lots. So we have a sign that we
 3 created. I have a sample here I can share if you
 4 guys want to see it. So I'll pass it around.
 5 So it's basically -- we're going to start with
 6 a few spaces in the lot and just test it out and
 7 see how we can do the reservations, make sure we
 8 guarantee the space. This is a draft.
 9 And we might use a camera technology or some
 10 sensor technology to guarantee the space is
 11 available for that person when they reserve the
 12 spot and they can park in the lot.
 13 We're going to do it in lots that we know have
 14 available spaces. And then as that rolls out and
 15 we kind of figure it out, Victor's team will kind
 16 of find a way to add more spaces and kind of just,
 17 you know, create that growth for the reservations
 18 on the open lots. So that's something we're
 19 excited about, and hopefully we can, you know,
 20 promote of that reservations in the open lots. And
 21 that's it.
 22 CHAIRPERSON JELKE: Any questions?
 23 MR. CASSEL: No questions.
 24 CHAIRPERSON JELKE: That's it.
 25 MR. CASSEL: That's it.

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1 CHAIRPERSON JELKE: All right. Motion to
 2 adjourn?
 3 MS. LADRON DE GUEVARA: So moved.
 4 MR. WILMOTH: Second.
 5 CHAIRPERSON JELKE: All in favor?
 6 MR. CASSEL: Aye.
 7 MS. LADRON DE GUEVARA: Aye.
 8 MR. WILMOTH: Aye.
 9 CHAIRPERSON JELKE: Aye.
 10 Meeting is adjourned.
 11 I would like to note, it's 49 minutes. I'm
 12 just saying.
 13 (Thereupon, the meeting was adjourned at
 14 8:50 a.m.)
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1 CERTIFICATE
 2
 3 THE STATE OF FLORIDA
 4 COUNTY OF MIAMI-DADE
 5 I, Julia Y. Alfonso, RPR, FPR-C, do hereby
 6 certify that I was authorized to and did
 7 stenographically report the foregoing proceedings
 8 and that the transcript is a true and complete
 9 record of my stenographic notes.
 10 I further certify that I am not a relative,
 11 employee, attorney or counsel of any of the
 12 parties, nor relative or employee of such attorney
 13 or counsel, nor financially interested in the
 14 foregoing action.
 15 Dated this 26th day of December, 2025,
 16 Miami-Dade County, Florida.
 17
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 19 
 20 _____
 21 Julia Y. Alfonso, RPR, FPR-C
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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Request for Proposals (“RFP”) No. 25-10 Valet Parking Services at the Public Health Trust Agreement with D EC Parking Way, LLC

DATE: February 4, 2026

On October 27, 2025, MPA issued ***Request for Proposals (“RFP”) No. 25-10 for Valet Parking Services at the Public Health Trust*** seeking proposals from experienced and capable vendors for the provision of such services at the various Public Health Trust a/k/a Jackson Health System sites. On November 13, 2025, four (4) responses were received, of which the following two (2) were deemed responsive: Beacon Hill Hospitality, LLC and D EC Parking Way, LLC.

On January 15, 2026, an Evaluation Committee (“Committee”) convened to review, score, and rank the proposals. The attached Scorecard Tabulation reflects the Committee’s scores and the resultant ranking order:

1. D EC Parking Way, LLC
2. Beacon Hill Hospitality, LLC


The MPA staff respectfully requests the authority to negotiate and execute a Valet Parking Services Agreement with D EC Parking Way, LLC, as the top-ranked proposer.

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.

RFP Number: 25-10 Valet Parking Services at PHT

SCORECARD TABULATION

Evaluation Committee: Hector Llevat, John F. Lopez, Frank Miranda

	Qualifications, Experience, References and Finances (50)	Staffing and Operational Plan (50)	Points per Evaluator
Hector Llevat			
BEACON HILL HOSPITALITY, LLC	40	40	80
D EC PARKING WAY LLC	50	50	100
John F. Lopez			
BEACON HILL HOSPITALITY, LLC	35	35	70
D EC PARKING WAY LLC	50	50	100
Frank Miranda			
BEACON HILL HOSPITALITY, LLC	30	25	55
D EC PARKING WAY LLC	40	35	75

	Sum Total Scores	Rank Order
BEACON HILL HOSPITALITY, LLC	205	2
D EC PARKING WAY LLC	275	1

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, CEO, Miami Parking Authority *A Argudin*

SUBJECT: Procurement of TD SYNEX Corporation Cyber Security Solutions and Services pursuant to OMNIA Partners Cooperative Purchasing Contract # R250307

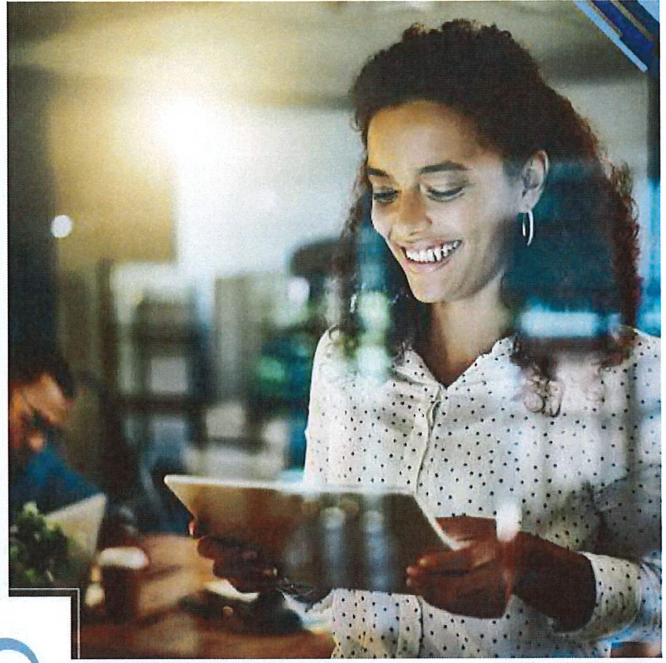
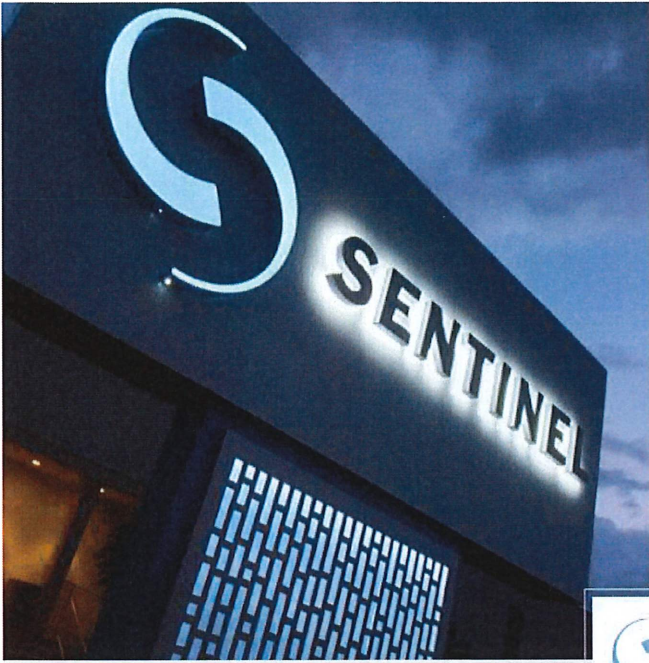
DATE: February 4, 2026

The MPA proposes purchasing battery backup systems pursuant to the attached TD SYNEX Sentinel Budgetary Proposal # 027286, dated January 26, 2026, in the amount of \$65,016 for replacement of the existing battery backup system that powers MPA's data center at the Courthouse Center Garage ("Proposal"). The Proposal includes one-time fees for equipment and installation, as well as recurring fees for maintenance, monitoring, and three years of support services.

Pursuant to Section 18-113 of the Code of the City of Miami, Florida, as amended ("City Code"), the MPA may participate in, sponsor, conduct or administer a cooperative purchasing agreement for the procurement of any goods or services with one or more public entities. Such cooperative purchasing may include but is not limited to joint or multiparty contracts between public entities.

This purchase will be governed by and pursuant to the OMNIA Partners ("OMNIA") Cyber Security Solutions and Services Contract #R250307 between TD SYNEX Corporation ("TD SYNEX"), and Region 4 Education Service Center ("Contract"). Sentinel Technologies is an approved partner and reseller of TD SYNEX in the OMNIA Contract. MPA staff has verified that the OMNIA Contract was entered pursuant to a competitive process compliant with City laws, policies and procedures.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of the 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.



Miami Parking Authority UPS 3 Year Support

Budgetary Proposal # 027286

OMNIA Partners, (TDSynnex) #R250307 EXP: 09/30/2028

Prepared for:

Miami Parking Authority

Henry Espinosa
hespinosa@miamiparking.com

Prepared by:

Sentinel Technologies, Inc

Melissa Ortega
mortega@sentinel.com



SENTINEL[®]

Appendix A

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This Appendix A is governed by the Master Services Agreement by and between Sentinel Technologies, Inc., (Contractor) with principal offices at 2550 Warrenville Road, Downers Grove, Illinois 60515, and Miami Parking Authority with principal offices at 40 NW 3 St Ste 1103 Miami, FL 33128.

Hardware/Software Only

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Hardware/Software only purchase of items listed in the Pricing Summary. No installation or professional services provided.



Galaxy VS UPS 30kW

Manufacturer Part Number	Product Description	Qty
	Equipment Components	
ISX0002581323-0010	ISX0002581323-0010 on 2026-2753062 - Equipment	1
	Galaxy VS UPS 30kW 208V, 3 Internal 9Ah Modular Battery Strings, Expandable to 5 Strings,	1
	Galaxy VS 9Ah Smart Modular High Capacity 9Ah Battery String	2
	Galaxy VS Maintenance Bypass Panel, single unit, 10-30kW 208V, 20-60kW 480V wallmount	1
	Galaxy VS Cable Kit for 77.6in tall Maintenance Bypass Cabinet with transformer	1

Subtotal: \$49,125.00

UPS Services and 3 Year Support

Manufacturer Part Number	Product Description	Qty
	Assembly, Installation and Startup Services	
ISX0002581323-0010	ISX0002581323-0010 on 2026-2753062 - Services	1
	Scheduling Upgrade to 7x24 for Existing Startup Service for up to 40kVA UPS or Battery Frame	1
	Assembly Service for (1) GVS 30-50kVA	1
	3 Year, 7x24x4-Hour Response Upgrade to Factory Warranty or Existing Service Contract for up to 40kVA	1
	3 Year Additional Contract Preventative Maintenance Visit 5x8 for (1) Galaxy VS 30kW to 50kW 208V UPS	1
	3 Year Ecostruxure Asset Advisor (EAA) Remote Monitoring Service - Previous Service Plan Upgrade to Factory Warranty or Existing Service Plan for (1) 3-Phase UPS up to 40kVA, Battery Frame, PDU, or Accessory	1
	3 Year On-Site Warranty Extension for (1) Galaxy VS 30kW to 50kW 208V UPS	1
	Scheduling Upgrade to 7X24 for Existing Preventative Maintenance or Additional Preventative Maintenance Visit for up to 40kVA UPS	1
	Additional Services	
	3 Year 4 Hour 7X24 Response Upgrade to Factory Warranty or Existing Service Contract for up to 40 kVA	1
	1 Post Start-Up Check-UPS Visit for New UPS	1

Subtotal: \$15,891.00



Miami Parking Authority UPS 3 Year Support

Prepared by:
Sentinel Technologies, Inc
Melissa Ortega
mortega@sentinel.com

Prepared for:
Miami Parking Authority
40 NW 3 St Ste 1103
Miami, FL 33128
Henry Espinosa

Contract Information:
Budgetary Proposal # 027286
Version: 12
Delivery Date: 01/26/2026
Expiration Date: 05/05/2026

hespinosa@miamiparking.com

Quote Summary

Description	Amount
Galaxy VS UPS 30kW	\$49,125.00
UPS Services and 3 Year Support	\$15,891.00
Total:	\$65,016.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Regarding the resale of any products, pricing may be subject to a manufacturer price increase before the expiration date of the quote.

Total Project - Project Total Cost is based on the combined purchase of all Hardware/Software, Professional Services and Solution Maintenance from Sentinel as detailed in the attached Bill of Materials. Unbundling or materially reducing any of these essential elements of the solution may result in modifications to the cost of the remaining elements.

Terms and Conditions

By signing below, Customer agrees that the products and services being purchased through this contract are subject to the Sentinel Technologies Terms and Conditions, as applicable, located at <https://sentinel.com/Terms-and-Conditions> unless expressly provided herein or otherwise addressed in a separate Agreement between the parties.

Invoice Terms

Hardware: Upon Shipment (50% down if over \$100K)

Subscription/License: At the beginning of the contract - In Full



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

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

SUBJECT: Continuation of ePlus Service Agreement, pursuant to University of Virginia Agreement No. UVA-AGR-IT-00178-ePlus

DATE: February 4, 2026

On July 10, 2024, MPA staff was authorized by the MPA Board to piggyback onto University of Virginia Agreement No. UVA-AGR-IT-00178-ePlus, (“UVA Agreement”), and issued a Purchase Order to ePlus Technology, Inc. (“ePlus”) for \$90,170.00 for the purchase of information technology managed backup and recovery services. Satisfied with the vendor’s performance, MPA staff seeks to continue the service agreement for the provision of assured data protection services for a 36-month term, from February 1, 2026 through January 31, 2029, for a total amount of \$273,639.60, as attached.

Pursuant to Section 18-111 of the Code of the City of Miami, Florida, MPA may piggyback onto current contracts of other governmental entities when such contracts are entered into pursuant to a competitive process in compliance with City laws, policies and procedures. MPA staff, once again, seeks Board approval to piggyback onto the UVA Agreement and continue the service agreement with ePlus.

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



Annuity Services Contract
For: Miami Parking Authority
12/18/2025

40 NW 3rd Street, Suite 1103, Miami, Florida
33128

MASTER MANAGED SERVICES AGREEMENT
CHANGE ORDER FORM

Change Order #MiamiParkingAuthority-BaaS-001-CO2-172126 for Miami Parking Authority

ePlus and Customer hereby agree that this Change Order will amend and be fully incorporated into MiamiParkingAuthority-BaaS-001-143723 for **Miami Parking Authority**

Service Offering: Assured Data Protection Services

Change Order Number: MiamiParkingAuthority-BaaS-001-CO2-172126

Reason for Change: 2026 Renewal of Services (36 Months)

Term: 36 Months

Start Date: 02/01/2026

End of Term: Will not automatically renew. Customer is responsible for formally renewing these Services by giving notice to ePlus prior to expiration of the Service Term in order to ensure continuous coverage.

Term Commitment. The parties agree that ePlus offers the pricing for the Services herein in reliance on Customer's commitment to the Service Term described in this SOW and that ePlus will be substantially damaged in amounts that will be difficult or impossible to determine if Customer terminates the Services early. Therefore, notwithstanding anything to the contrary in the Agreement, Customer may not terminate this SOW without cause. Termination for convenience does not apply to this SOW. Without limiting the foregoing, in the event of early termination, Customer shall pay to ePlus a termination fee equal to the amount of all non-recurring and recurring charges set forth in this SOW which would otherwise be due through the end of the Service Term. This clause is not intended to interfere with Customer's right to terminate the Services in subsequent fiscal years due lack of funding from appropriated and other lawful sources, provided that Customer shall use its best efforts to obtain annual appropriations for the full Service Term and that any termination for non-appropriation must be in whole and not in part.

LIABILITY. NEITHER PARTY SHALL BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, EXEMPLARY OR OTHER INDIRECT DAMAGES OF ANY KIND, OR FOR DATA LOSS, COST OF PROCUREMENT OF SUBSTITUTE SERVICES OR LOST PROFITS, EVEN IF FORESEEABLE, ARISING OUT OF OR CONNECTED WITH THIS SOW. THE TOTAL LIABILITY OF EPLUS AND ITS THIRD PARTY SERVICE PROVIDERS, IF ANY, SHALL BE LIMITED TO DIRECT DAMAGES, WHICH SHALL NOT EXCEED THE GREATER OF (I) AMOUNTS PAID FOR THE SERVICES DURING THE TWELVE (12) MONTHS PRECEDING THE EVENT GIVING RISE TO THE LIABILITY OR (II) \$1,000,000.

Go Forward Solution:

SKU	Product	Product Description	Term	Minimum Commit
ADPSTS003FE	Assured Data Protection Service Tier III	Rubrik appliance on-premises, replication to 2nd Rubrik instance, DRaaS, and archive enablement	36 Months	30TB
ADPMOS007	Assured Object Storage (Per GB)	Assured Managed Object Storage	36 Months	30TB

Solution Terms:

- Initial twenty four (24) months of this Change Order – the per TB rate will remain the same as the rates in the Go Forward Fees table below.
- Per TB rate will increase by 3% on Month 25 (02/01/2028) and will remain in effect for the remainder of this Change Order term (02/01/2028 - 01/31/2029)

Go Forward Fees:

Product Fees (02/01/2026 – 01/31/2028)						
SKU	Product	Unit	Quantity	Unit Price	One Time	Monthly
ADPSTS003FE	Assured Data Protection Service Tier III	Each	30	\$241.92	-	\$7,472.10
ADPSTS003FE	Assured Data Protection Service Tier III – Overage	Each	Actuals	\$241.92	-	Actuals
ADPMOS007	Assured Object Storage (Per TB)	Each	30	\$8.94	-	\$276.90

ADPMOS007	Assured Object Storage (Per TB)	Each	Actuals	\$8.94	-	Actuals
Totals (02/01/2026 – 01/31/2028)					\$0.00	\$7,525.80

Onboarding \$0.00 (Invoiced upon Signature)
 Recurring \$7,525.80 / Month (Invoiced upon Completion of Onboarding)

Product Fees (02/01/2028 – 01/31/2029)						
SKU	Product	Unit	Quantity	Unit Price	One Time	Monthly
ADPSTS003FE	Assured Data Protection Service Tier III	Each	30	\$249.18	-	\$7,472.10
ADPSTS003FE	Assured Data Protection Service Tier III – Overage	Each	Actuals	\$249.18	-	Actuals
ADPMOS007	Assured Object Storage (Per TB)	Each	30	\$9.21	-	\$276.90
ADPMOS007	Assured Object Storage (Per TB)	Each	Actuals	\$9.21	-	Actuals
Totals (02/01/2028 – 01/31/2029)					\$0.00	\$7,751.70

Onboarding \$0.00 (Invoiced upon Signature)
 Recurring \$7,751.70 / Month (Invoiced upon Completion of Onboarding)

Invoicing: Monthly in Advance

Additional Terms for Services Powered by Assured Data Protection: The Services identified on this order are provided by Assured Data Protection, Inc. (“ADP”) and are being resold to Customer. Services shall be performed according to the documentation provided by ADP. The use of the Services shall be governed by the Master Services and License Agreement attached as Exhibit 1. ADP shall be solely responsible for providing the Services to Customer and Customer will look exclusively to ADP for any loss, claims, liability or damages arising from or related to the provision of the Services. Customer agrees to abide by all licensing provisions or end user agreements imposed by ADP or software publisher.

Complete service description is available at: <https://assured-dp.com/service-descriptions/>

ePlus reserves the right to alter contract terms and pricing if not signed within 90 days from Revision Date. (Revision Date resides in document footer).

Counterparts; Electronic Signature:

This Agreement may be executed in two or more counterparts, each of which shall constitute an original but all of which, when taken together, shall constitute one and the same Agreement. The Parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the Party whose name is contained therein. Any Party providing an electronic signature agrees to promptly execute and deliver to the other Party an original signed Agreement upon request.

Change Order Approval

This Change Order is acceptable. Each party hereby acknowledges and confirms that it has read this Change Order and accepts and approves the scope of work and terms and conditions. This Change Order must be signed and returned before work can begin.

IN WITNESS WHEREOF, each of the parties has caused this Change Order to be executed by its duly authorized representative.

ePlus Technology, inc.

Miami Parking Authority

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT 1

SERVICE LEVEL AGREEMENT

1. DEFINITIONS

For the purpose of this SLA, the following terms shall have the corresponding definitions:

"**Availability**" means the total percentage of time within a Calendar Month that the Service are available, excluding Scheduled Downtime and Emergency Maintenance, and shall be calculated as follows:

$$\text{Availability} = \text{Maximum Availability} - \text{Service Outage} / \text{Maximum Availability} \times 100$$

"**Calendar Month**" means each calendar month during the Service Term.

"**Emergency Maintenance Support**" means instances where it is not practical for ePlus to provide advance notice of a maintenance event, such as an unforeseen disruption of a critical service. Addressing these events may require that emergency maintenance be performed which may result in the disruption of the Hosting Services in order to conduct this emergency maintenance without prior notice.

"**Incident**" means a report issued to ePlus by Customer informing ePlus that the Service is experiencing a Service Disruption.

"**Maximum Availability**" means the total number of minutes in a Calendar Month less the Scheduled Downtime.

"**Scheduled Downtime**" means routine tests, maintenance, upgrades, or repairs performed by ePlus on the Hosting Environment; provided, ePlus will use reasonable commercial efforts to provide Customer fourteen (14) days prior notice of Schedule Downtime.

"**Service Disruption**" means each occasion of 10 or more consecutive minutes in which Customer is unable to access the Service.

"**Service Level**" means the Availability of the Service in a Calendar Month.

"**Service Level Exceptions**" means the exclusions from a Service Outage set out in Section 3, below.

"**Service Outage**" means the aggregate of Service Disruptions in a Calendar Month, excluding the Service Level Exceptions.

2. INCIDENT PRIORITIZATION

All Incidents that are reported to ePlus or that ePlus otherwise becomes aware of will initially be assigned a priority by ePlus as set forth in the Support Guidelines.

3. SERVICE CREDITS

Subject to the Service Level Exceptions, ePlus shall provide Customer with the following Service Level Credits if in any Calendar Month the Service Availability is 99.5% or lower:

AVAILABILITY	SERVICE LEVEL CREDIT
99% - 99.49%	2.5%
95% - 98.90%	5%
90.1% - 94.9%	10%
<90.0%	20%

4. SCHEDULED MAINTENANCE SUPPORT

Standard Support, including the implementation of Enhancements and routine maintenance for the Service shall be scheduled outside of standard business hours. The expected window for Support that, for whatever reason, has to be conducted during business hours is Tuesday's between 10:00 AM and 3:00 PM Eastern Time. ePlus shall notify Customer as provided herein if Scheduled Downtime is required.

5. NOTICE OF SERVICE OUTAGE; REMEDY

If Customer is unable to access the Service, Customer shall promptly notify ePlus. To receive a Service Level Credit, Customer must notify ePlus during the occurrence of the outage problem to provide ePlus an opportunity to resolve the outage. Upon the conclusion of each Calendar Month, ePlus shall determine the Service Level for such Calendar Month. If Customer is entitled to a Service Level Credit, ePlus shall, as Customer's sole and exclusive remedy for the Service Outage, include the Service Level Credit on the subsequent monthly invoice. If the Service Level Credit occurs in the last month of the Service Term, ePlus shall

provide Customer with a refund equal to the Service Level Credit within thirty (30) days following termination of the applicable Service Term.

6. SERVICE LEVEL EXCEPTIONS

ePlus shall not be liable for any failure to meet the Service Levels, to the extent such failure was caused by one or more of the following:

- Scheduled Downtime or Emergency Maintenance.
- non-production use of the Services.
- a Force Majeure.
- any act or omission of Customer, including the failure to comply with the Agreement or Order.
- an outage caused by Customer's hardware, software or other third-party equipment procured, licensed, or controlled by Customer, including network connections and telecommunication problems.
- Deactivation or unavailability of the Call-Home Utility

7. RESPONSE TO SERVICE LEVEL FAILURE

In the event of a Service Failure, ePlus shall promptly address such failure as provided herein:

- Promptly investigate and report on the causes of such problem based on the assigned severity level.
- Provide a root cause analysis of such failure as soon as practical after such failure or at Customer's request.
- Correct such Service Failure that is ePlus's fault or responsibility as provided herein.
- Advise Customer of the status of remedial efforts being undertaken with respect to such problem.
- Demonstrate that the causes of such problem (that is ePlus' fault or responsibility) has been, or shall be, corrected.
- Take corrective actions to prevent any recurrence of such problem (that is ePlus' fault or responsibility).

OPERATIONS REPORT

NOVEMBER 2025

ON-STREET

	(Actuals)	(Budget)
On-Street Revenue	\$3,698,861	\$3,442,528
Total Number of PAD's:	85	
Total Number of On-Street Spaces Citywide:	13,225	

MOBILE APPS

<u>Revenue</u>	<u>Transactions</u>
\$3,867,831	813,872
% of Revenue: 99%	

ENFORCEMENT

Total number of citations issued: 24,649
Revenue generated for the City of Miami: \$451,278
Revenue generated for Miami-Dade County: \$231,896

OFF-STREET

	(Actuals)	(Budget)
Parking Garages Revenue	\$884,232	\$901,957
Parking Lots Revenue	\$931,596	\$994,134

Facilities	Monthly Customers	Transient Customers
Garage 1	1,056	17,351
Garage 3	1,484	18,700
Garage 4	1,340	8,767
Garage 5	264	14,700
Lots	1,806	

Number of Garages managed/owned by MPA: 14
Number of Lots managed/owned by MPA: 68
Number of Off-Street spaces: 34,647

CITY OF DORAL
KEY PERFORMANCE INDICATORS

Operations

Revenues

FY 24-25	Operating Revenue	FY 25-26	Operating Revenue	Percent Change
Oct-24	\$79,423	Oct-25	\$87,624	10%
Nov-24	\$85,215	Nov-25	\$98,609	16%
Dec-24	\$93,009	Dec-25		
Jan-25	\$92,899	Jan-26		
Feb-25	\$88,630	Feb-26		
Mar-25	\$96,858	Mar-26		
Apr-25	\$101,449	Apr-26		
May-25	\$107,993	May-26		
Jun-25	\$84,736	Jun-26		
Jul-25	\$81,356	Jul-26		
Aug-25	\$86,717	Aug-26		
Sep-25	\$81,118	Sep-26		
Total	\$1,079,403	Total	\$186,233.00	

Citations

FY 24-25	Citations Issued	FY 25-26	Citation Issued	Percent Change
Oct-24	1,743	Oct-25	1,937	11%
Nov-24	1,919	Nov-25	1,784	-7%
Dec-24	1,885	Dec-25		
Jan-25	2,072	Jan-26		
Feb-25	2,029	Feb-26		
Mar-25	1,990	Mar-26		
Apr-25	1,845	Apr-26		
May-25	1,842	May-26		
Jun-25	1,820	Jun-26		
Jul-25	1,929	Jul-26		
Aug-25	1,795	Aug-26		
Sep-25	1,527	Sep-26		
Total	22,396	Total		

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	\$780,337	43%
Sep-24	\$622,215	Sep-25	\$494,049	-21%
Oct-24	\$348,431	Oct-25	\$480,755	38%
Nov-24	\$525,683	Nov-25	\$616,161	17%
Dec-24	\$392,017	Dec-25		
Total	\$7,458,175	Total	\$8,393,373	13%

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	2,017	-30%
Nov-24	2,506	Nov-25	2,788	11%
Dec-24	2,575	Dec-25		
Total	33,113	Total	29,977	

PAYBYPHONE V. PARKMOBILE

KEY PERFORMANCE INDICATORS

MIAMI PARKING AUTHORITY

PAYBYPHONE VS PARKMOBILE REVENUES

Month	PayByPhone	ParkMobile	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	\$ 3,099,044	\$ 797,317	\$ 3,896,361	20%
Nov-25	\$ 3,041,006	\$ 826,825	\$ 3,867,831	21%
Dec-25				
Jan-26				
Feb-26				
Mar-26				
Total	\$ 29,936,538.00	\$ 5,297,861.00	\$ 35,234,399.00	15%

PAYBYPHONE VS PARKMOBILE TRANSACTIONS

Month	PayByPhone	ParkMobile	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	654,431	171,439	825,870	21%
Nov-25	634,560	179,317	813,877	22%
Dec-25				
Jan-26				
Feb-26				
Mar-26				
Total	6,480,724	1,056,353	7,537,077	14%

OPERATIONS REPORT

DECEMBER 2025

ON-STREET

	(Actuals)	(Budget)
On-Street Revenue	\$3,931,990	\$3,952,046
Total Number of PAD's:	68	
Total Number of On-Street Spaces Citywide:	13,247	

MOBILE APPS

<u>Revenue</u>	<u>Transactions</u>
\$4,382,360	916,665
% of Revenue: 99%	

ENFORCEMENT

Total number of citations issued: 24,224
Revenue generated for the City of Miami: \$532,281
Revenue generated for Miami-Dade County: \$275,992

OFF-STREET

	(Actuals)	(Budget)
Parking Garages Revenue	\$929,432	\$938,678
Parking Lots Revenue	\$1,074,060	\$1,056,472

Facilities

	Monthly Customers	Transient Customers
Garage 1	1,084	16,002
Garage 3	1,479	17,127
Garage 4	1,309	8,167
Garage 5	260	11,864
Lots	1,805	

Number of Garages managed/owned by MPA: 14
Number of Lots managed/owned by MPA: 68
Number of Off-Street spaces: 34,647

CITY OF DORAL
KEY PERFORMANCE INDICATORS

Operations

Revenues

FY 24-25	Operating Revenue	FY 25-26	Operating Revenue	Percent Change
Oct-24	\$79,423	Oct-25	\$87,624	10%
Nov-24	\$85,215	Nov-25	\$98,609	16%
Dec-24	\$93,009	Dec-25	\$96,627	4%
Jan-25	\$92,899	Jan-26		
Feb-25	\$88,630	Feb-26		
Mar-25	\$96,858	Mar-26		
Apr-25	\$101,449	Apr-26		
May-25	\$107,993	May-26		
Jun-25	\$84,736	Jun-26		
Jul-25	\$81,356	Jul-26		
Aug-25	\$86,717	Aug-26		
Sep-25	\$81,118	Sep-26		
Total	\$1,079,403	Total	\$282,860	

Citations

FY 24-25	Citations Issued	FY 25-26	Citations Issued	Percent Change
Oct-24	1,743	Oct-25	1,937	11%
Nov-24	1,919	Nov-25	1,784	-7%
Dec-24	1,885	Dec-25	1,800	-5%
Jan-25	2,072	Jan-26		
Feb-25	2,029	Feb-26		
Mar-25	1,990	Mar-26		
Apr-25	1,845	Apr-26		
May-25	1,842	May-26		
Jun-25	1,820	Jun-26		
Jul-25	1,929	Jul-26		
Aug-25	1,795	Aug-26		
Sep-25	1,527	Sep-26		
Total	22,396	Total	5,521	

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	\$780,337	43%
Sep-24	\$622,215	Sep-25	\$494,049	-21%
Oct-24	\$348,431	Oct-25	\$480,755	38%
Nov-24	\$525,683	Nov-25	\$616,161	17%
Dec-24	\$392,017	Dec-25	\$597,847	53%
Total	\$7,458,175	Total	\$8,991,220	21%

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	2,017	-30%
Nov-24	2,506	Nov-25	2,788	11%
Dec-24	2,575	Dec-25	2,703	5%
Total	33,113	Total	32,680	-1%

PAYBYPHONE v. PARKMOBILE

KEY PERFORMANCE INDICATORS

MIAMI PARKING AUTHORITY

PAYBYPHONE VS PARKMOBILE REVENUES

Month	PayByPhone	ParkMobile	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	\$ 3,099,044	\$ 797,317	\$ 3,896,361	20%
Nov-25	\$ 3,041,006	\$ 826,825	\$ 3,867,831	21%
Dec-25	\$ 3,318,183	\$ 1,064,177	\$ 4,382,360	24%
Jan-26				
Feb-26				
Mar-26				
Total	\$ 33,254,721.00	\$ 6,362,038.00	\$ 39,616,759.00	16%

PAYBYPHONE VS PARKMOBILE TRANSACTIONS

Month	PayByPhone	ParkMobile	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	654,431	171,439	825,870	21%
Nov-25	634,560	179,317	813,877	22%
Dec-25	686,691	229,974	916,665	25%
Jan-26				
Feb-26				
Mar-26				
Total	7,167,415	1,286,327	8,453,742	15%