

OFF-STREET PARKING BOARD  
AGENDAS

for

FINANCE COMMITTEE  
MEETING

and

MONTHLY BOARD  
MEETING

WEDNESDAY, MAY 6, 2026

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

**WEDNESDAY, MAY 6, 2026**

**8:00 A. M.**

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

**May 6, 2026**

**8:00 a.m.**

**40 N.W. 3<sup>rd</sup> St., Suite 1103**

1. March 2026 Financial Statements
  - A. Miami Parking Authority
  - B. Knight Center Garage
  
2. Bank Reconciliations (March 2026)

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.



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority

A handwritten signature in blue ink, appearing to read 'A Argudin', is written over the printed name.

SUBJECT: Financial Summaries For the Period Ended March 31, 2026

DATE: May 6, 2026

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The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended March 31, 2026.

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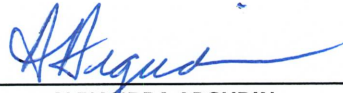
Attachment

**MIAMI PARKING AUTHORITY**

Revenue and Expenses Summary  
For the Six Months ended March 31, 2026

	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	33,964,498	32,752,953	32,539,664	1,424,834	4.4	1,211,545	3.7
Direct Operating Expenses	14,858,543	15,510,741	14,339,586	(518,957)	(3.6)	652,198	4.2
<b>Operating Results</b>	<b>19,105,955</b>	<b>17,242,212</b>	<b>18,200,078</b>	<b>905,877</b>	<b>5.0</b>	<b>1,863,743</b>	<b>10.8</b>
<b>Non-Operating Revenues (Expenses):</b>							
Depreciation & Amortization	(1,565,409)	(1,800,000)	(1,631,656)	66,247	4.1	234,591	13.0
Interest Income	966,803	79,998	884,732	82,071	(9.3)	886,805	(1,108.5)
Lower of Cost of Market - Investments	(151,408)	-	(22,843)	(128,565)	(562.8)	(151,408)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	46.3	72,900	-
Interest Expense	(631,605)	(617,778)	(669,405)	37,800	5.6	(13,827)	(2.2)
<b>Net Revenue In Excess of Expenses</b>	<b>17,797,236</b>	<b>14,904,432</b>	<b>16,896,665</b>	<b>900,571</b>	<b>5.3</b>	<b>2,892,804</b>	<b>19.4</b>

The above summary represents the financial performance of the agency for the (6) months ended March 31, 2026 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 March 31, 2026

	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	6,291,558	6,060,044	6,073,402	218,156	3.6	231,514	3.8
Direct Operating Expenses	2,492,994	2,575,426	2,315,236	(177,758)	(7.7)	82,432	3.2
<b>Operating Results</b>	<b>3,798,564</b>	<b>3,484,618</b>	<b>3,758,166</b>	<b>40,398</b>	<b>1.1</b>	<b>313,946</b>	<b>9.0</b>
<b>Non-Operating Revenues (Expenses):</b>							
Depreciation & Amortization	(260,293)	(300,000)	(265,536)	5,243	(2.0)	39,707	13.2
Interest Income	145,465	13,333	266,321	(120,856)	(45.4)	132,132	(991.0)
Lower of Cost of Market - Investments	(207,143)	-	103,804	(310,947)	(299.6)	(207,143)	-
Gain (Loss) on Disposal Property	72,900	-	-	72,900	-	72,900	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
<b>Net Revenue In Excess of Expenses</b>	<b>3,444,225</b>	<b>3,094,988</b>	<b>3,751,187</b>	<b>(306,962)</b>	<b>(8.2)</b>	<b>349,237</b>	<b>11.3</b>

**MIAMI PARKING AUTHORITY**

Schedule of Revenue and Expenses  
For the Six Months ended March 31, 2026

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
<b>Operating Revenue</b>							
Off-Street Facilities	3,898,743	3,951,155	3,730,041	168,702	4.5	(52,412)	(1.3)
Parking Lots	6,013,435	5,900,592	5,938,974	74,461	1.3	112,843	1.9
On-Street	22,756,743	21,731,890	21,502,604	1,254,139	5.8	1,024,853	4.7
Management Fees	688,718	519,318	689,066	(348)	(0.1)	169,400	32.6
Other	606,857	649,998	678,980	(72,123)	(10.6)	(43,141)	(6.6)
<b>Total Operating Revenue</b>	<b>33,964,496</b>	<b>32,752,953</b>	<b>32,539,665</b>	<b>1,424,831</b>	<b>4.4</b>	<b>1,211,543</b>	<b>3.7</b>
<b>Operating Expenses</b>							
Salaries, Wages & Fringe Benefits	5,838,477	6,474,072	5,567,434	(271,043)	(4.9)	635,595	9.8
Repairs, Maintenance, Cleaning & Landscape	1,220,682	1,304,225	1,211,912	(8,770)	(0.7)	83,543	6.4
Security	921,990	961,455	885,655	(36,335)	(4.1)	39,465	4.1
Utilities	338,184	362,362	410,020	71,836	17.5	24,178	6.7
Insurance	763,663	751,644	853,624	89,961	10.5	(12,019)	(1.6)
Rental - Building/Land/Auto	271,778	316,480	237,113	(34,665)	(14.6)	44,702	14.1
Assessment Expenses	509,918	516,935	485,590	(24,328)	(5.0)	7,017	1.4
Revenue Sharing	1,468,726	1,355,966	1,481,524	12,798	0.9	(112,760)	(8.3)
Parking Meter Parts & Installation	15,803	50,980	20,786	4,983	24.0	35,177	69.0
Professional - Audit	67,956	91,944	67,956	-	-	23,988	26.1
Professional - Legal Services	58,812	63,750	58,812	-	-	4,938	7.7
Professional - Other	381,621	343,169	365,891	(15,730)	(4.3)	(38,452)	(11.2)
Professional - Pay and Display Fees	84,805	89,597	57,891	(26,914)	(46.5)	4,792	5.3
Bank Charges	1,913,697	1,747,446	1,661,596	(252,101)	(15.2)	(166,251)	(9.5)
Supplies & Miscellaneous	431,340	459,175	375,428	(55,912)	(14.9)	27,835	6.1
Other Expenses	188,309	209,639	216,334	28,025	13.0	21,330	10.2
Advertising & Promotion	382,783	411,902	382,021	(762)	(0.2)	29,119	7.1
<b>Total Operating Expenses</b>	<b>14,858,544</b>	<b>15,510,741</b>	<b>14,339,587</b>	<b>(518,957)</b>	<b>(3.6)</b>	<b>652,197</b>	<b>4.2</b>
<b>Operating Results Before Depr &amp; Amort</b>	<b>19,105,952</b>	<b>17,242,212</b>	<b>18,200,078</b>	<b>905,874</b>	<b>5.0</b>	<b>1,863,740</b>	<b>10.8</b>
Depreciation & Amortization	(1,565,409)	(1,800,000)	(1,631,656)	66,247	4.1	234,591	13.0
<b>Operating Results</b>	<b>17,540,543</b>	<b>15,442,212</b>	<b>16,568,422</b>	<b>972,121</b>	<b>5.9</b>	<b>2,098,331</b>	<b>13.6</b>
<b>Non-Operating Revenues (Expenses):</b>							
Interest Income	966,803	79,998	884,732	82,071	9.3	886,805	1,108.5
Lower of Cost of Market - Investments	(151,408)	-	(22,843)	(128,565)	562.8	(151,408)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	(46.3)	72,900	-
Interest Expense	(631,605)	(617,778)	(669,405)	37,800	(5.6)	(13,827)	2.2
<b>Total Non-Operating</b>	<b>256,690</b>	<b>(537,780)</b>	<b>328,243</b>	<b>(71,553)</b>	<b>(21.8)</b>	<b>794,470</b>	<b>(147.7)</b>
<b>Net Revenue In Excess of Expenses</b>	<b>17,797,233</b>	<b>14,904,432</b>	<b>16,896,665</b>	<b>900,568</b>	<b>5.3</b>	<b>2,892,801</b>	<b>19.4</b>

**MIAMI PARKING AUTHORITY**

Schedule of Revenue and Expenses  
For the Month Ended March 31, 2026

	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		
				\$	%	\$	%	
<b>Operating Revenue</b>								
Off-Street Facilities	716,546	712,600	686,166	30,380	4.4	3,946	0.6	
Parking Lots	1,139,561	1,102,826	1,166,327	(26,766)	(2.3)	36,735	3.3	
On-Street	4,211,330	4,038,714	4,009,528	201,802	5.0	172,616	4.3	
Management Fees	132,729	97,571	127,397	5,332	4.2	35,158	36.0	
Other	91,394	108,333	83,985	7,409	8.8	(16,939)	(15.6)	
<b>Total Operating Revenue</b>	<b>6,291,560</b>	<b>6,060,044</b>	<b>6,073,403</b>	<b>218,157</b>	<b>3.6</b>	<b>231,516</b>	<b>3.8</b>	
<b>Operating Expenses</b>								
Salaries, Wages & Fringe Benefits	1,019,179	1,079,012	851,411	(167,768)	(19.7)	59,833	5.5	
Repairs, Maintenance, Cleaning & Landscape	191,958	201,493	157,706	(34,252)	(21.7)	9,535	4.7	
Security	143,117	157,740	141,521	(1,596)	(1.1)	14,623	9.3	
Utilities	48,784	58,905	94,482	45,698	48.4	10,121	17.2	
Insurance	127,447	125,274	138,326	10,879	7.9	(2,173)	(1.7)	
Rental - Building/Land/Auto	53,051	62,746	39,518	(13,533)	(34.2)	9,695	15.5	
Assessment Expenses	90,063	81,787	70,720	(19,343)	(27.4)	(8,276)	(10.1)	
Revenue Sharing	261,226	237,657	276,601	15,375	5.6	(23,569)	(9.9)	
Parking Meter Parts & Installation	889	8,325	264	(625)	(236.7)	7,436	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	59,902	59,742	78,527	18,625	23.7	(160)	(0.3)	
Professional - Technology Fees	4,018	10,564	9,643	5,625	58.3	6,546	62.0	
Bank Charges	325,774	303,246	284,631	(41,143)	(14.5)	(22,528)	(7.4)	
Supplies & Miscellaneous	52,239	63,550	61,187	8,948	14.6	11,311	17.8	
Other Expenses	43,144	40,526	30,443	(12,701)	(41.7)	(2,618)	(6.5)	
Advertising & Promotion	51,077	58,910	59,128	8,051	13.6	7,833	13.3	
<b>Total Operating Expenses</b>	<b>2,492,996</b>	<b>2,575,426</b>	<b>2,315,236</b>	<b>(177,760)</b>	<b>(7.7)</b>	<b>82,430</b>	<b>3.2</b>	
<b>Operating Results Before Depr &amp; Amort</b>	<b>3,798,564</b>	<b>3,484,618</b>	<b>3,758,167</b>	<b>40,397</b>	<b>1.1</b>	<b>313,946</b>	<b>9.0</b>	
Depreciation & Amortization	(260,293)	(300,000)	(265,536)	5,243	2.0	39,707	(13.2)	
<b>Operating Results</b>	<b>3,538,271</b>	<b>3,184,618</b>	<b>3,492,631</b>	<b>45,640</b>	<b>1.3</b>	<b>353,653</b>	<b>11.1</b>	
<b>Non-Operating Revenues (Expenses):</b>								
Interest Income	145,465	13,333	266,321	(120,856)	45.4	132,132	991.0	
Lower of Cost or Market - Investments	(207,143)	-	103,804	(310,947)	299.6	(207,143)	-	
Gain (Loss) on Disposal Property	72,900	-	-	72,900	-	72,900	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
<b>Total Non-Operating</b>	<b>(94,046)</b>	<b>(89,630)</b>	<b>258,557</b>	<b>(352,603)</b>	<b>(136.4)</b>	<b>(4,416)</b>	<b>4.9</b>	
<b>Net Revenue In Excess of Expenses</b>	<b>3,444,225</b>	<b>3,094,988</b>	<b>3,751,188</b>	<b>(306,963)</b>	<b>(8.2)</b>	<b>349,237</b>	<b>11.3</b>	

**MIAMI PARKING AUTHORITY**

**Summary of Major Variances**

**For the Month Ended March 31, 2026**

No variances to report.

The above summary represents the major variances from budget for the month ended March 31, 2026



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ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER



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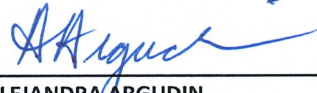
MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER

**JAMES L. KNIGHT CENTER GARAGE**

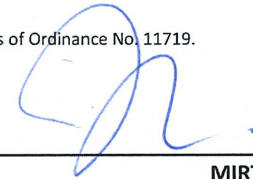
Revenue and Expenses Summary  
For the Six Months ended March 31, 2026

	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	1,722,882	1,581,070	1,608,780	114,102	7.1	141,812	9.0
Direct Operating Expenses	2,389,050	702,543	1,960,114	(428,936)	(21.9)	(1,686,507)	(240.1)
<b>Net Revenue In Excess of Expenses</b>	<b>(666,168)</b>	<b>878,527</b>	<b>(351,334)</b>	<b>(314,834)</b>	<b>89.6</b>	<b>(1,544,695)</b>	<b>(175.8)</b>

The above summary represents the financial performance of the agency for the (6) months ended March 31, 2026 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 March 31, 2026

	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	273,529	272,714	277,664	(4,135)	(1.5)	815	0.3
Direct Operating Expenses	285,469	118,713	471,016	185,546	39.4	(166,756)	(140.5)
<b>Net Revenue in Excess of Expenses</b>	<b>(11,941)</b>	<b>154,001</b>	<b>(193,352)</b>	<b>181,412</b>	<b>(93.8)</b>	<b>(165,942)</b>	<b>(107.8)</b>

**JAMES L. KNIGHT CENTER GARAGE**

Schedule of Revenue and Expenses  
For the Six Months ended March 31, 2026

	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		
				\$	%	\$	%	
<b>Operating Revenue</b>								
Monthly Revenue	1,027,310	1,010,385	1,017,417	9,892	1.0	16,925	1.7	
Daily Revenue	592,198	476,955	485,600	106,598	22.0	115,243	24.2	
Special Event Revenue	103,194	93,730	105,583	(2,389)	(2.3)	9,464	10.1	
Other	180	-	180	-	-	180	-	
<b>Total Operating Revenue</b>	<b>1,722,882</b>	<b>1,581,070</b>	<b>1,608,780</b>	<b>114,102</b>	<b>7.1</b>	<b>141,812</b>	<b>9.0</b>	
<b>Operating Expenses</b>								
Salaries, Wages & Fringe Benefits	154,542	179,836	158,786	4,244	2.7	25,294	14.1	
Repairs, Maintenance, Cleaning & Landscape	140,607	92,256	80,330	(60,277)	(75.0)	(48,351)	(52.4)	
Security	234,549	247,511	235,990	1,442	0.6	12,962	5.2	
Utilities	50,455	51,894	49,091	(1,364)	(2.8)	1,439	2.8	
Insurance	35,642	29,310	35,810	168	0.5	(6,332)	(21.6)	
Legal & Professional	1,683,766	18,150	1,311,405	(372,361)	(28.4)	(1,665,616)	(9,176.9)	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	89,490	79,052	83,551	(5,939)	(7.1)	(10,438)	(13.2)	
Other Expenses	-	-	1,505	1,505	100.0	-	-	
<b>Total Operating Expenses</b>	<b>2,389,050</b>	<b>702,543</b>	<b>1,960,114</b>	<b>(428,936)</b>	<b>(21.9)</b>	<b>(1,686,507)</b>	<b>(240.1)</b>	
<b>Net Revenue In Excess of Expenses</b>	<b>(666,168)</b>	<b>878,527</b>	<b>(351,334)</b>	<b>(314,834)</b>	<b>89.6</b>	<b>(1,544,695)</b>	<b>(175.8)</b>	

**JAMES L. KNIGHT CENTER GARAGE**

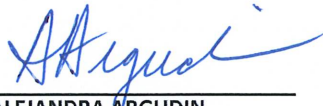
Schedule of Revenue and Expenses  
For the Month Ended March 31, 2026

	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		
				\$	%	\$	%	
<b>Operating Revenue</b>								
Monthly Revenue	168,891	166,339	167,497	1,394	0.8	2,552	1.5	
Daily Revenue	90,093	90,301	92,030	(1,937)	(2.1)	(208)	(0.2)	
Special Event Revenue	14,514	16,074	18,106	(3,592)	(19.8)	(1,560)	(9.7)	
Other	30	-	30	-	-	30	-	
<b>Total Operating Revenue</b>	<b>273,529</b>	<b>272,714</b>	<b>277,664</b>	<b>(4,135)</b>	<b>(1.5)</b>	<b>815</b>	<b>0.3</b>	
<b>Operating Expenses</b>								
Salaries, Wages & Fringe Benefits	24,223	29,984	22,318	(1,905)	(8.5)	5,761	19.2	
Repairs, Maintenance, Cleaning & Landscape	12,981	15,376	10,601	(2,380)	(22.5)	2,395	15.6	
Security	37,553	43,385	38,152	600	1.6	5,832	13.4	
Utilities	8,589	8,422	8,003	(586)	(7.3)	(167)	(2.0)	
Insurance	5,738	4,885	5,812	74	1.3	(853)	(17.5)	
Legal & Professional	182,151	3,025	371,727	189,575	51.0	(179,126)	(5,921.5)	1
Mgmt Fees & Admin O/H	14,234	13,636	14,402	168	1.2	(598)	(4.4)	
<b>Total Operating Expenses</b>	<b>285,469</b>	<b>118,713</b>	<b>471,016</b>	<b>185,546</b>	<b>39.4</b>	<b>(166,756)</b>	<b>(140.5)</b>	
<b>Net Revenue In Excess of Expenses</b>	<b>(11,941)</b>	<b>154,001</b>	<b>(193,352)</b>	<b>181,412</b>	<b>(93.8)</b>	<b>(165,942)</b>	<b>(107.8)</b>	

**Summary of Major Variances  
For the Month Ended March 31, 2026**

- 1 **Legal & Professional** - The negative variance of \$179k 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 March 31, 2026



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**ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER**

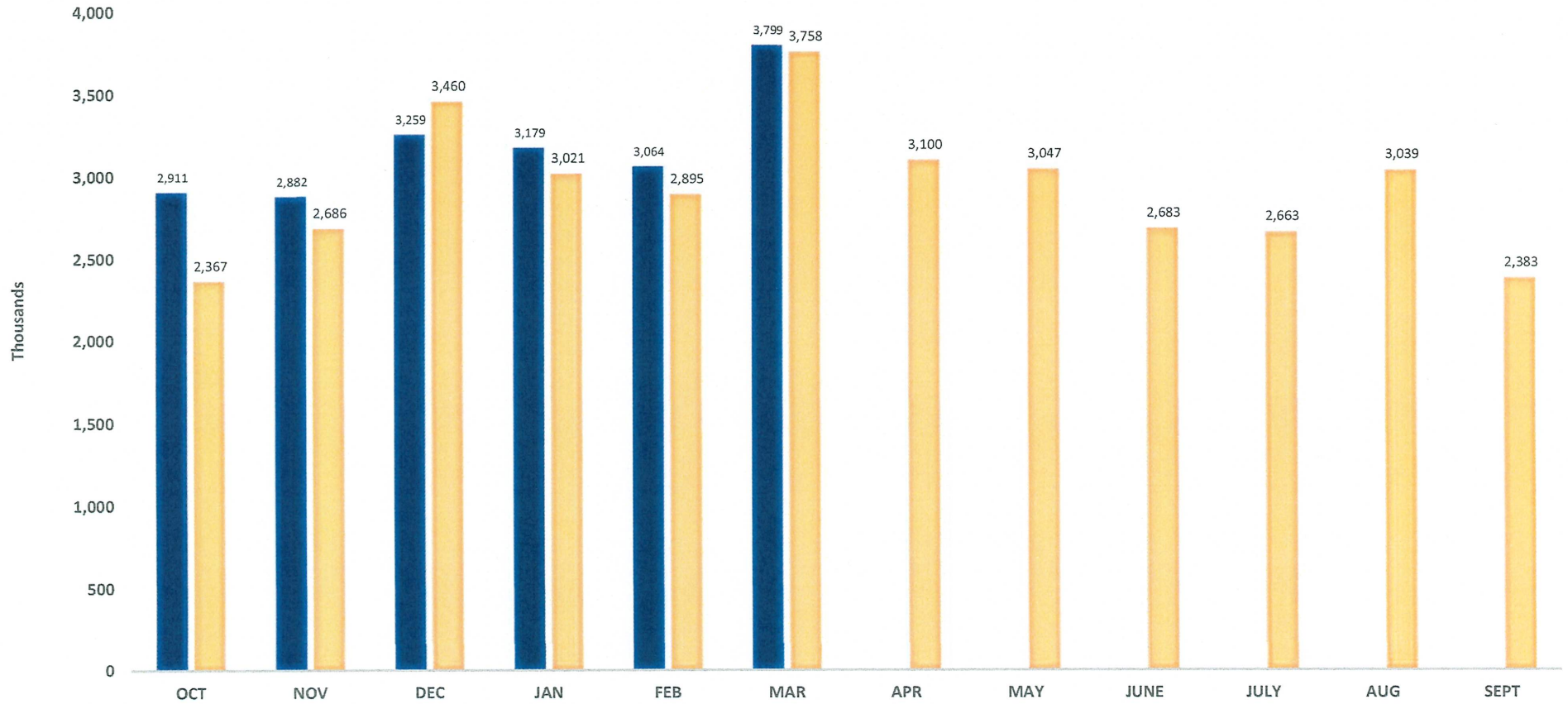


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**MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER**

## MIAMI PARKING AUTHORITY OPERATING INCOME

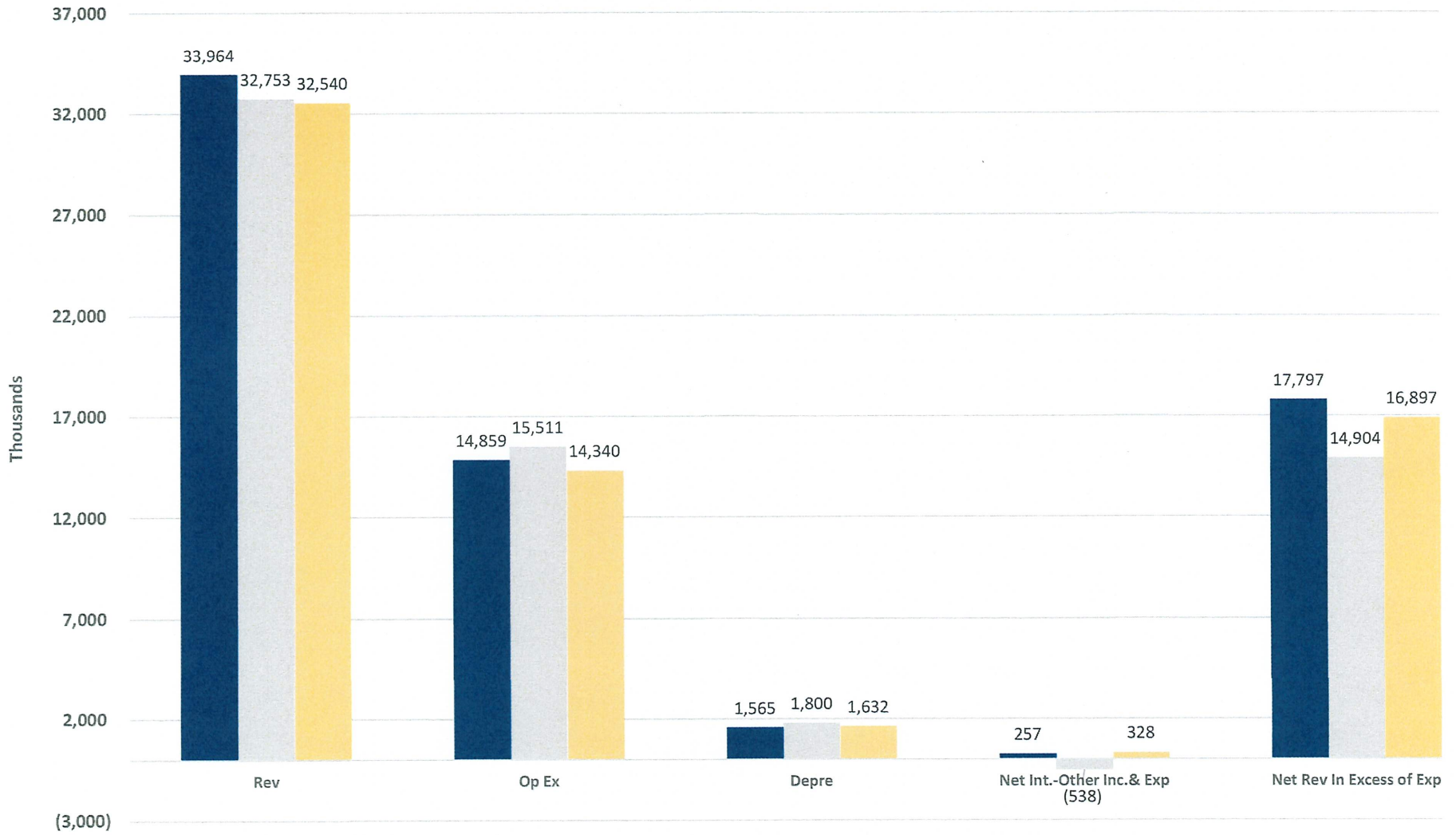
■ Fiscal 2026 ■ Fiscal 2025



# MIAMI PARKING AUTHORITY

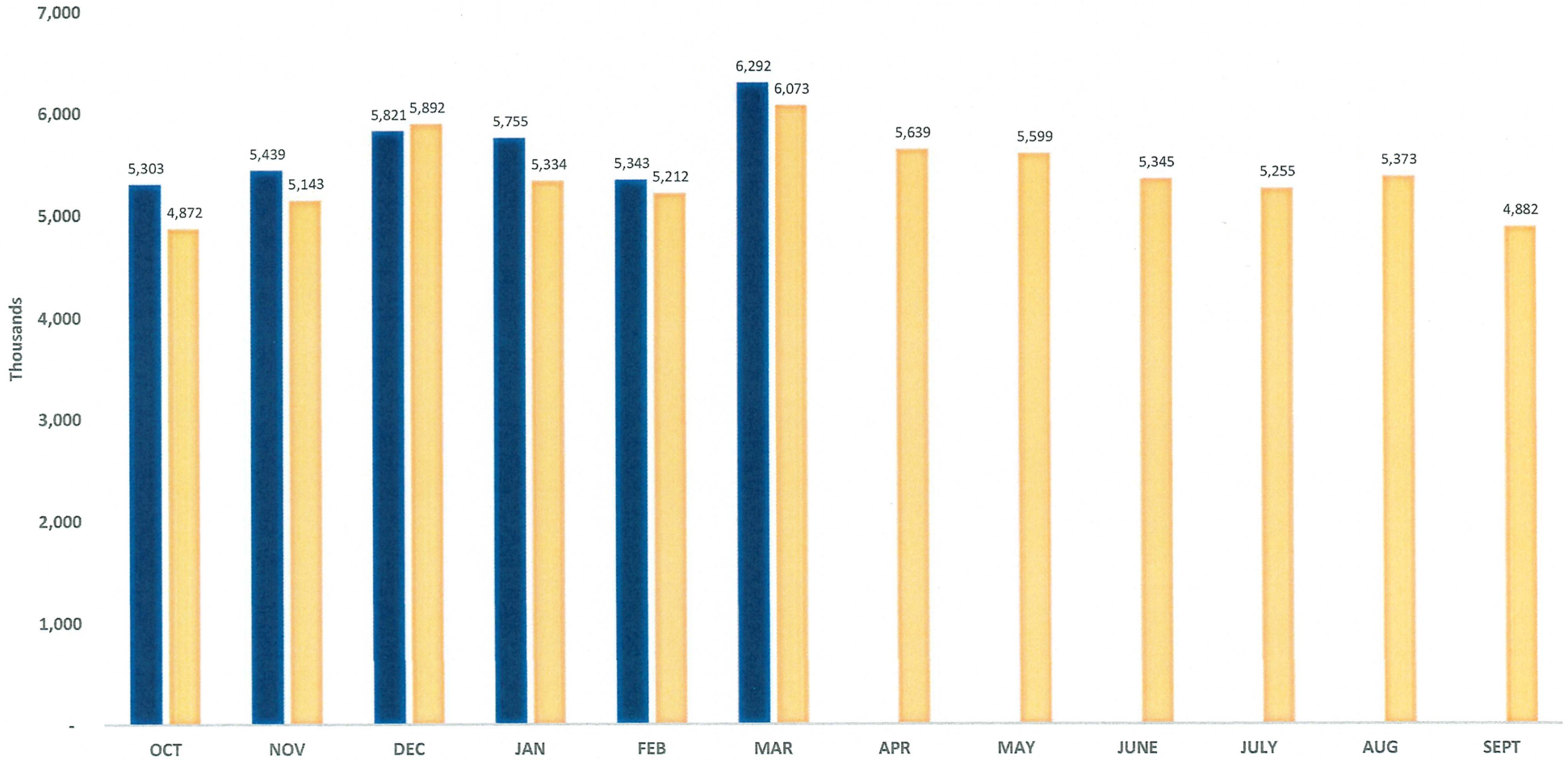
## For The Six Months Ended March 31, 2026

■ CURRENT YEAR   
 ■ BUDGET   
 ■ PRIOR YEAR



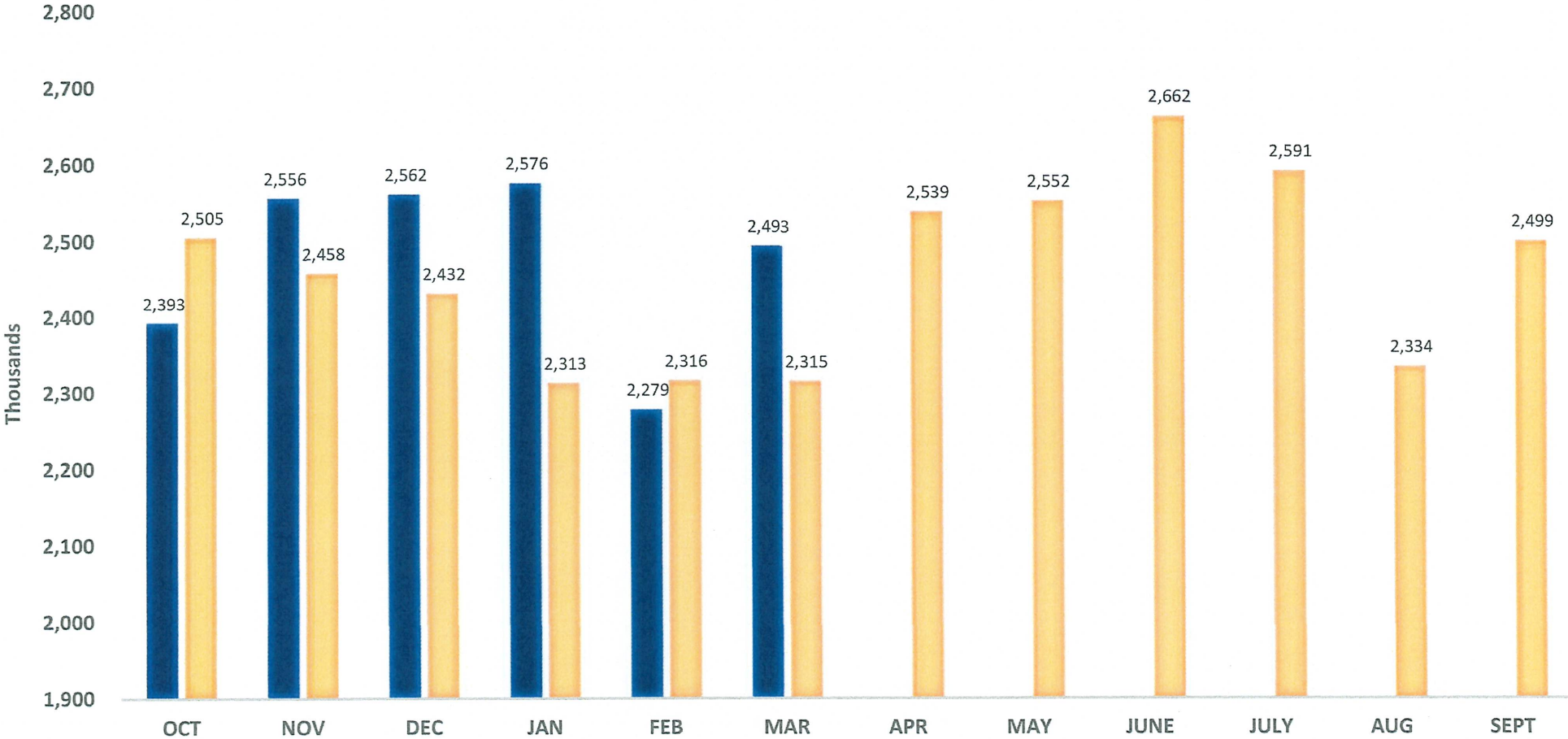
# MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2026 ■ Fiscal 2025




# MIAMI PARKING AUTHORITY OPERATING EXPENSE

Fiscal 2026 Fiscal 2025





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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: May 6, 2026

---

This is to certify that bank reconciliations for the month of March 2026 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, MAY 6, 2026**

**8:15 A. M.**

# OFF-STREET PARKING BOARD

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

## AGENDA – May 6, 2026

- I. Public Comments
- II. Employee/Board Recognition/Presentations
  - A. Employee ‘Years of Service’ Award
    1. Angel Diaz (10-Year Award)
    2. Fanny Caballero (5-Year Award)
    3. Scarleth Dispaldo (5-Year-Award)
    4. Jennifer Colon (5-Year Award)
- III. MRD Consulting Report
- IV. The Modern Take - Social Media Report
- V. **APPROVAL ITEMS**
  1. 26-0501 March 2026 Financial Statements
    - A. Miami Parking Authority
    - B. Knight Center Garage
  2. 26-0502 Regular Board Meeting Minutes
    - A. April 1, 2026 Finance Committee
    - B. April 1, 2026 Off-Street Parking
  3. 26-0503 Approval of Expenditure for College Station Garage Elevator Repairs by American International Elevator Associates, Inc.
  4. 26-0504 Emergency Procurement of Marlins Parking Garages Fire Alarm Systems and Waiver of Competitive Bidding Requirements Pursuant to City of Miami Code Section 18-90 (Emergency Procurements)

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

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

## **VI. CHIEF EXECUTIVE OFFICER'S REPORT**

- Smart Loading Zone Pilot Program
- Palmetto Bay Parking Rollout

## **VII. STATUS REPORT**

- March 2026 Operations Report
  - KPI City of Doral
  - KPI Miami-Dade County Parks
  - KPI Village of Palmetto Bay
  - PBP vs ParkMobile

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**Progress Report for Miami Parking Authority**

**Public Relations Services**

**March 9 - April 6, 2026**

<b>TASK</b>	<b>ACTIVITY</b>
<b>Board Meeting</b>	<ul style="list-style-type: none"> <li>❖ Attended the Board meeting of April 1, 2026.</li> </ul>
<b>Public Relations Tactics</b>	<ul style="list-style-type: none"> <li>❖ On March 11<sup>th</sup>, met by phone with Ms. Megan Camp to discuss upcoming initiatives.</li> <li>❖ On March 23<sup>rd</sup>, I attended a sponsorship policy meeting at MPA.</li> <li>❖ On March 23<sup>rd</sup>, met by phone with Ms. Meagan Camp to follow up on upcoming initiatives.</li> <li>❖ Sent the loading-zone pilot program digital flyer to Ms. Alix Miller, President of the Florida Trucking Association.</li> <li>❖ Forwarded to MPA the 60-90-120-day plan to support the rollout of the loading-zone pilot program, once more data becomes available.</li> <li>❖ On April 3<sup>rd</sup>, developed answers for an interview with the CEO</li> </ul>

for a story in progress about parking by a student journalist at the University of Miami.

- ❖ Forwarded the digital flyer for the loading-zone pilot program to Mr. Rod Miller, CEO of The Beacon Council.
- ❖ Drafted points to address questions or concerns regarding invoices related to parkers in the loading zones.
- ❖ The Transportation Planning Organization (TPO) has included the loading-zone pilot program information in its weekly e-newsletter.
- ❖ ❖ Advised Mr. Angel Diaz to send information about the LPR in Lot 19 to Ms. Camp, as this is solely a social media topic.
- ❖ Edited the LPR in the Lot 19 website landing page.
- ❖ Forwarded the Miami Today story about the updating of the Miami-Dade parking code.
- ❖ Drafted the messages from the CEO and the Chair for the PAFR.
- ❖ Commissioned a graphic design for the Greater Miami Convention and Visitor Bureau's promotion of the loading-zone pilot program. The Operations staff will take horizontal photos for the design.
- ❖ Drafted points for the Coconut Grove BID podcast.
- ❖ Distributed Miami Today coverage about the Overtown facility managed by MPA.
- ❖ Developed content for the Miami-Dade League of Cities' program ad.

	<ul style="list-style-type: none"><li>❖ Provided parking information to The Miami Herald to promote parking in designated MPA facilities for the Ultra Music Festival.</li><li>❖ Drafted answers for the Florida 500 at the request of Florida Trend Executive Editor Ms. Amy Keller.</li><li>❖ Pitched future coverage of the loading-zone pilot program to Florida Trend magazine for when data are available.</li><li>❖ ❖ Scheduled meeting with the CEO at the Transportation Planning Organization and its Executive Director, Ms. Aileen Boucle, on April 10.</li><li>❖ Coordinated the July/August column of the Parking and Mobility magazine bylined by Ms. Sherrie Poitier and Ms. Luquette Thames.</li><li>❖ Responded to a request from Ms. Kim Hill from the DDA to connect with Ms. Sarah Abrams, Miami New Times.</li><li>❖ Discuss communication plans to honor the 250<sup>th</sup> Anniversary of the independence of the U.S.</li></ul>
<b>Community Engagement Events</b>	<ul style="list-style-type: none"><li>❖ March 15 – Carnaval Calle Ocho</li><li>❖ March 24-26 – Fintech Americas (Miami Beach)</li><li>❖ March 27 – 29 – Ultra Music Festival</li><li>❖ April 4<sup>th</sup> – First Inter Miami game at Freedom Park.</li><li>❖ April 5<sup>th</sup> – Miami RiverDay Festival</li><li>❖ April 9 – 19 – Miami Film Festival</li><li>❖ April 11 – Baynanza Miami-Dade 2026</li></ul>

	<ul style="list-style-type: none"> <li>❖ April 22 – Miami Tech Summit - PAMM</li> <li>❖ April 23 – Lexus Corporate Run – Bayfront Park</li> <li>❖ April 23 – 24 – eMerge Americas Conference</li> <li>❖ April 27 – May 3 – PGA World Tour</li> <li>❖ April 28-29 – CoMotion Miami</li> <li>❖ May 1 -3 – Formula 1 Grand Prix Miami</li> <li>❖ June 11 – July 27 – FIFA Fan Fest watch parties at Bayfront Park. (23 days of events)</li> <li>❖ 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</li> <li>❖ August and September – Miami Spice</li> <li>❖ September 17 – Park(in) Day</li> <li>❖ November 6 – 8 – NASCAR Miami</li> <li>❖ December – Holiday Courtesy Discount Program</li> <li>❖ December 3-6 – Art Basel</li> <li>❖ December 14-15, 2026 – G20 Summit, Doral</li> </ul>
<p><b>Quarters 2</b>   <b>April - June 2026</b></p>	<p>Implement the 60-90-120-day communication plan in connection with the loading zone pilot program across approximately 16 loading zones in Miami neighborhoods.</p>

Draft content related to the CEO and COO attendance at CoMotion Miami 2026.

Prepare content to promote parking availability to support the FIFA events at Bayfront Park in June.

Develop communication strategies for the launch of the license plate recognition technology in Lot 19 and the Pelican Harbour marina.

Follow up on the brand identity options developed earlier this year.

Develop a strategic communication approach for the proposed Playhouse garage in Coconut Grove.

Follow up on the next steps for implementing the findings from the focus group report.

Highlight Ms. Alex Argudin's thought leadership initiatives.

Update not-for-profit events aligned with MPA's mission for quarters 1 and 2, 2026.

Continue creating pitches for feature stories that highlight the initiatives MPA is implementing to stimulate parking and give back to the community.

Schedule a crisis communications workshop.

NAME: Margarita R. Delgado (Print)

SIGNATURE: Margarita R. Delgado

DATE: April 6, 2026



*The*  
Modern  
Take



# April 2026

MIAMI PARKING AUTHORITY

Meagan Camp, The Modern Take

# Updates

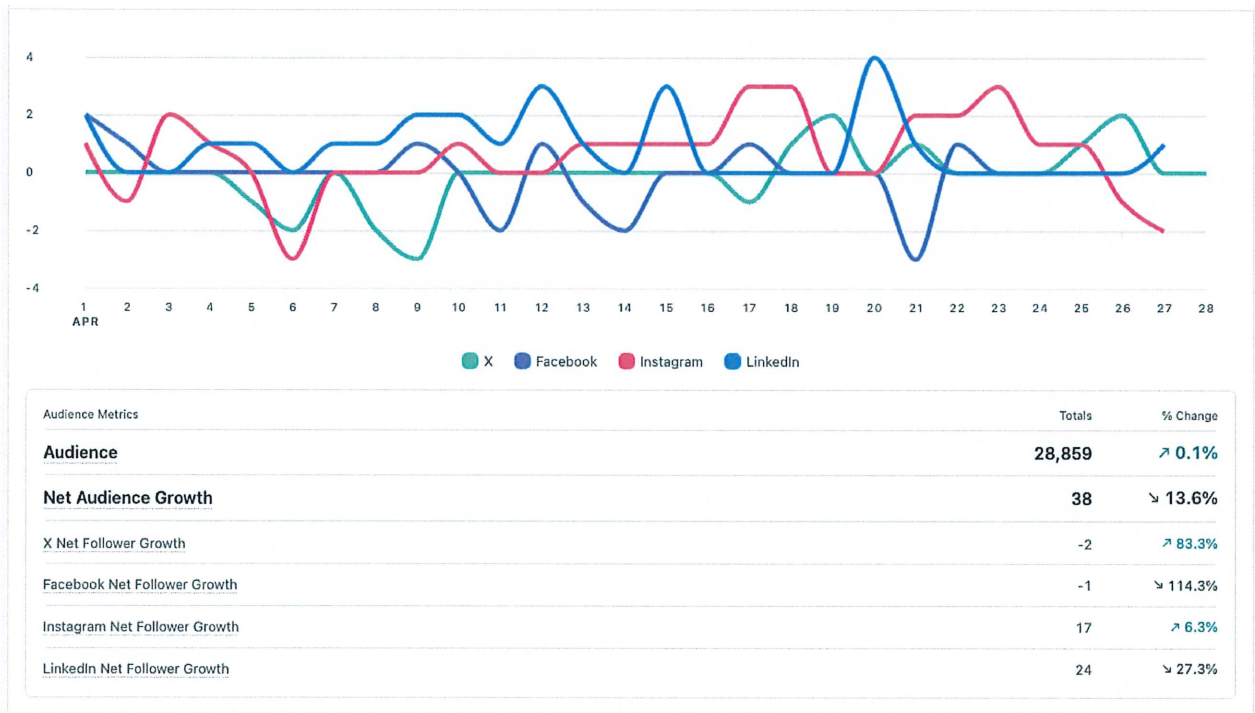
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- IG: 5000 Followers!
- 2026 Sponsorships
- Employee Anniversaries Campaign
- Tracking World Cup





# Audience Growth




Compared to March 2026



# Post Performance by Engagement

**Miami Parking Authority...**  
Wed 4/15/2026 11:35 am EDT

Teamwork on and off the tee! 🏌️ Big swings, big laughs, and even bigger raffle wins at our staff picnic last...




Total Engagements	62
Reactions	7
Comments	0
Shares	0
Post Link Clicks	—
Other Post Clicks	55

**mpacommunity**  
Mon 4/20/2026 4:27 pm EDT

This is for you, Miami 🌴


Did you know that City of Miami...



Total Engagements	54
Likes	13
Comments	0
Shares	32
Saves	9

**mpacommunity**  
Wed 4/15/2026 11:35 am EDT


Teamwork on and off the tee! 🏌️ Big swings, big laughs, and even bigger raffle wins at our staff picnic last...



Total Engagements	40
Likes	25
Comments	1
Shares	14
Saves	0

**mpacommunity**  
Tue 4/21/2026 8:12 am EDT

Purple curbs = Smart Loading Zones  
Designed to reduce congestion,...



Total Engagements	31
Likes	13
Comments	5
Shares	12
Saves	1

Compared to March 2026

# Smart Loading Zone Campaign - 60 Days



Tagged Published Posts <b>26</b>	Tagged Sent Messages --	Tagged Received Messages --
-------------------------------------	----------------------------	--------------------------------

**Published Post Performance Summary**  
View your key aggregated tag performance metrics from the publishing period.

Impressions <b>13,476</b>	Engagements <b>486</b>	Engagement Rate (per Impression) <b>3.6%</b>	Post Link Clicks <b>191</b>
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**Top Posts**  
View the top tagged published posts from the publishing period.


Descending by Lifetime Engagements

Post	Total Engagements	Reactions	Comments	Shares	Post Clicks (All)
Miami Parking Author... Tue 2/10/2026 11:12 am EST	191	52	0	8	131
Miami Parking Author... Tue 2/10/2026 12:08 pm EDT	94	32	5	4	53
mpacommunity Tue 4/21/2026 8:12 am EDT	31	13	5	12	1
mpacommunity Tue 2/10/2026 12:09 pm EST	29	14	0	14	1
mpacommunity Thu 2/19/2026 2:39 pm EST	24	14	1	9	0

Launched on  
February 10



**PLEASE SEND ANY QUESTIONS TO:**

 [meagan@themoderntake.com](mailto:meagan@themoderntake.com)



---

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 March 31, 2026

DATE: May 6, 2026

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The Financial Summaries for the month ended March 31, 2026 for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No. #1.

AA:md

Attachment

MIAMI PARKING AUTHORITY  
BOARD MEETING

April 1, 2026

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

ALSO PRESENT: Alejandra Argudin, CEO, MPA  
Mirtha Dziedzic, CFO, MPA  
Angela D. Sanchez, Director of Human Resources, MPA  
Henry Espinosa, IT Director, 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  
Sinthia Hernandez, Executive Administrative Assistant, 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  
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  
Abbey Suarez, Marketing Coordinator, MPA  
Wilfred Soto, Sr. Manager of Operations, MPA  
Gonsalo Campos, Manager of Operations, MPA  
Jeffrey Medina, Sr. Manager of Operations, MPA  
Len Bier, Consultant, Bier Associates  
Leslie Harden, Audit Manager, Anthony Bronson, P.A.  
Anil Harris, Partner, RSM  
Piotr Krekora, Sr. Consultant, GRS  
Anthony Brunson, CEO, Anthony Brunson, P.A.

1	1
2	
3	IN RE:
4	OFF-STREET PARKING BOARD
5	FINANCE COMMITTEE MEETING
6	8:00 a.m.
7	OFF-STREET PARKING BOARD
8	MONTHLY BOARD MEETING
9	8:15 a.m.
10	
11	
12	DATE TAKEN: April 1, 2026
13	TIME: 8:04 a.m. - 9:03 a.m.
14	PLACE: Miami Parking Authority
15	40 Northwest 3rd Street
16	Penthouse Suite 1103
17	Miami, Florida 33128
18	Proceedings taken before:
19	Julia Y. Alfonso, RPR, FPR-C
20	Florida Professional Reporter
21	
22	
23	
24	
25	

1	2	APPEARANCES
2		Present:
3		Jami Reyes, Chairperson
4		Thomas Jelke, Board Member
5		James Cassel, Board Member
6		Deborah Ladron de Guevara, Board Member
7		Marvin Wilmoth, Board Member
8		Also Present:
9		Alejandra Argudin, CEO, MPA
10		Mirtha Dzedzic, CFO, MPA
11		Angela D. Sanchez, Director of Human Resources, MPA
12		Henry Espinosa, IT Director, MPA
13		Julia Y. Alfonso, Court Reporter, JYA Reporting
14		Jihan Soliman, Sr. Assistant City Attorney, City of Miami
15		Pablo Velez, Sr. Executive Advisor to the CEO, MPA
16		Monica Cuadra, Executive Administrative Assistant, MPA
17		Sinthia Hernandez, Executive Administrative Assistant, MPA
18		Margarita Delgado, President, MRD Consulting
19		Meagan Camp, CDS, The Modern Take (via Teams)
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		Anil Harris, Partner, RSM
		Piotr Krekora, Sr. Consultant, GRS
		Anthony Brunson, CEO, Anthony Brunson, P.A.

1	3	I N D E X
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4		A. Miami Parking Authority 5
5		B. Knight Center Garage 6
6		2. Bank Reconciliations 7
7		3. Personal Appearance by RSM US LLP to present
8		MPA's Annual Audited Financial Statements
9		for Fiscal Year 2025 7
10		4. Personal Appearance by Anthony Brunson PS to
11		present MPA's Retirement Plan and Trust Annual
12		Audited Financial Statements for Fiscal Year 2025 15
13		5. Presentation by Gabriel, Roeder, Smith & Company
14		to discuss 10-01-2025 MPA's Retirement Plan
15		Actuarial Valuation Report 19
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7		A. Miami Parking Authority
8		B. Knight Center Garage
9		2. 26-0402 Regular Board Meeting Minutes 36
10		A. March 4, 2026 Finance Committee
11		B. March 4, 2026 off-street Parking
12		3. 26-0403 Invitation to Bid N. 26-03 Elevator
13		Landing Project - Jackson Memorial
14		Hospital Park Plaza East Garage -
15		Agreement with FONSSIS, LLC
16		V. CHIEF EXECUTIVE OFFICER'S REPORT
17		o Smart Loading Zone Pilot Program 40
18		o Palmetto Bay Parking Rollout 41
19		o Ultra Music Festival Event 2026 41
20		o New Freebee Vans 42
21		VI. STATUS REPORTS
22		o February 2026 Operational Reports
23		KPI City of Doral
24		KPI Miami-Dade County Parks
25		PBP vs ParkMobile

<p style="text-align: right;">5</p> <p>1 P-R-O-C-E-E-D-I-N-G-S</p> <p>2 MR. CASSEL: I'm going to go ahead and call</p> <p>3 the finance portion of the meeting.</p> <p>4 Good morning.</p> <p>5 MS. DZIEDZIC: Good morning.</p> <p>6 Good morning, everyone. So today we're going</p> <p>7 to walk through the performance for the first five</p> <p>8 months through February 2026 and the -- some</p> <p>9 highlights for the month of February.</p> <p>10 Jumping on to page five, please. On page five</p> <p>11 we have year-to-date performance through the month</p> <p>12 of February. Revenues totaled approximately</p> <p>13 \$27.7 million, which is just under a million ahead</p> <p>14 of budget and about 3.6 percent favorable and</p> <p>15 four-and-a-half percent higher than last fiscal</p> <p>16 year. This continues to be driven mainly by the</p> <p>17 performance in on-street parking.</p> <p>18 On the expense side, we're at approximately</p> <p>19 \$12.4 million, which is about 570,000 under budget</p> <p>20 or 4.4 percent favorable. This brings our</p> <p>21 year-to-date operating income to approximately</p> <p>22 \$14 million.</p> <p>23 Turning to page eight, please.</p> <p>24 Now turning to February. Revenues for the</p> <p>25 month of February totaled approximately</p>	<p style="text-align: right;">6</p> <p>1 \$5.3 million, which is about 135,000 ahead of</p> <p>2 budget or 2.6 percent favorable and about 2 percent</p> <p>3 higher than last fiscal year. Again, this increase</p> <p>4 is related to the performance in on street on</p> <p>5 mainly.</p> <p>6 Expenses for the month were approximately</p> <p>7 \$2.8 million, which is about 330,000 under budget</p> <p>8 or 12.7 percent favorable. This results in</p> <p>9 operating income of approximately \$2.8 million</p> <p>10 after depreciation and nonoperating.</p> <p>11 For the month of February, we didn't have any</p> <p>12 notable variances to report.</p> <p>13 So we can jump on to the Knight Center which</p> <p>14 is on page ten, please.</p> <p>15 Year-to-date revenue for the Knight Center</p> <p>16 totaled approximately \$1.4 million, which is about</p> <p>17 11 percent ahead of budget and 9 percent higher</p> <p>18 than last year. Year-to-date operating expenses</p> <p>19 totaled approximately \$2.1 million.</p> <p>20 Let's go ahead and jump into February and</p> <p>21 discuss the variance a little bit further. That's</p> <p>22 on page 13.</p> <p>23 So for the month of February, the Knight</p> <p>24 Center had revenues of approximately \$263,000,</p> <p>25 which is right around our budget expectations, and</p>
<p style="text-align: right;">7</p> <p>1 expenses totaled \$300,000. Included in this</p> <p>2 \$300,000 is about \$14,000 in the Repairs &amp;</p> <p>3 Maintenance line item related to necessary elevator</p> <p>4 repairs. Also included in this 300,000 is about</p> <p>5 190,000 in the Legal &amp; Professional line item</p> <p>6 related to the ongoing capital expenses going on at</p> <p>7 the garage.</p> <p>8 If you net out those 190,000 of capital</p> <p>9 expenses out of our operating report, we would have</p> <p>10 a gain -- an operating gain of approximately</p> <p>11 \$153,000. The City requires or instructs us to</p> <p>12 include the capital expenses in our operating</p> <p>13 reports to submit to them for reimbursement.</p> <p>14 Moving on to bank reconciliations for the</p> <p>15 month of February have been performed and reviewed,</p> <p>16 and there were no material differences compared to</p> <p>17 last fiscal year.</p> <p>18 Are there any questions on MPA or Knight</p> <p>19 Center?</p> <p>20 MR. CASSEL: Hearing none.</p> <p>21 MS. DZIEDZIC: Next up we have three</p> <p>22 presentations. We're going to start with Mr. Anil</p> <p>23 Harris from RSM who will present the fiscal year</p> <p>24 2025 audited financial statements.</p> <p>25 MR. HARRIS: So I'll be going over the report</p>	<p style="text-align: right;">8</p> <p>1 to the board which highlights all the required</p> <p>2 communications we as auditors have to present to</p> <p>3 you in your role as the board of directors for the</p> <p>4 Authority.</p> <p>5 So going on to page one. Most important thing</p> <p>6 to highlight is that we issued an unmodified</p> <p>7 opinion. So that's a clean opinion. Means that</p> <p>8 all the balances are properly stated and reported</p> <p>9 for the year ended.</p> <p>10 There were two accounting status adopted in</p> <p>11 the current year. GASB 101 was the one that had</p> <p>12 the most significant effect. It required a</p> <p>13 restatement of the financial statements. GASB 101</p> <p>14 is recording compensated absences, so received paid</p> <p>15 time off for employees. The restatement is</p> <p>16 required by the standard, so it's nothing unusual</p> <p>17 related to the restatement. The standard requires</p> <p>18 that you restate the beginning balances. So any</p> <p>19 effects are not flowed through the current year,</p> <p>20 it's restated at the beginning of the year.</p> <p>21 Moving on. There were no significant unusual</p> <p>22 transactions that we identified that we need to</p> <p>23 highlight to you in the course of the audit.</p> <p>24 Moving on to the next page.</p> <p>25 Very important. There were no audit</p>

<p>1 adjustments. So the balances that were provided to                  2 us to begin the audit are the same balances that                  3 are reported in the financial statements. I think                  4 that's always important to highlight because it                  5 lets you know that in the interim periods when you                  6 get information from management, it's reliable, and                  7 it means that information can be used to make                  8 judgments and decisions throughout the course of                  9 the year.</p> <p>10 We did have one unadjusted -- what we call a                  11 past adjustment in the current year, and I'll                  12 discuss that a little more going forward. What's                  13 important to highlight about that is that even                  14 though it was a past adjustment, it's immaterial in                  15 nature. So that's what allows us to pass the                  16 adjustment and not record it at the beginning of                  17 the year, and I'll highlight that as we move on.</p> <p>18 We had no disagreements with management.                  19 We're not aware that management consulted with any                  20 other auditors through their process of the audit.                  21 We had no difficulties or issues through the course                  22 of the audit. We had access to all books and                  23 records, access to all employees of the Authority                  24 while we were completing the audit itself.</p> <p>25 Moving on to the next page. As required by</p>	<p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p>1 net pension liabilities and concluded all these                  2 estimates are reasonable, properly supported, and                  3 there was no bias in management's role in reporting                  4 those balances.</p> <p>5 Moving on to Appendix A or, actually, page                  6 seven. So page seven, as I mentioned previously,                  7 there was one past adjustment related to leases.                  8 So in this instance, the lease revenues were                  9 recorded in a prior year, but the balance sheet                  10 effect was not recorded. And I would say even                  11 though this is immaterial, it's common.</p> <p>12 We see this -- we're seeing this more across                  13 clients just because it's a new standard, and over                  14 the past two years we are seeing adjustments                  15 related to leases. But, again, the net effect of                  16 this adjustment was really \$12,000 in net position.                  17 So what it means at the end of prior year, your net                  18 position was understated by \$12,000. In the grand                  19 scheme of the Authority's total net position, it's                  20 very trivial in nature.</p> <p>21 MR. CASSEL: Why would this be called out as                  22 an uncorrected misstatement if it's immaterial?</p> <p>23 MR. HARRIS: So whenever we have -- because it                  24 affects the prior period. We're not going to                  25 restate the financial statements to address it. So</p>	<p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

13

1 able to conclude that at the end of the year, all  
 2 leases also are properly recorded, and we feel like  
 3 management has the proper controls in place going  
 4 forward to prevent this from occurring again. But,  
 5 you know, as I stated, even though essentially it  
 6 is material, the next effect immaterial, and we're  
 7 required to report it to you.

8 MR. CASSEL: I'm sorry. So it's material but  
 9 it's immaterial. I'm a little confused.

10 MR. HARRIS: It's immaterial the net effect of  
 11 it, but we're still required to report it and  
 12 evaluate, you know, any instances where they can  
 13 get control deficiency. So what this essentially  
 14 says is the item was identified. It tells you the  
 15 effect of it, and it tells you what our  
 16 recommendation is and then management responds.

17 And we evaluated management's controls in  
 18 place right now and determined that at the end of  
 19 the year, all balances are properly recorded, and  
 20 going forward management has instituted proper  
 21 controls to ensure that this doesn't occur again.

22 MS. LADRON DE GUEVARA: To clarify, because it  
 23 says uncorrected, but it was corrected in the  
 24 current year. We're just saying we didn't restate  
 25 prior year balance --

15

1 there's anything unusual or departs from normal  
 2 practice, I would highlight, but there's really  
 3 nothing here to highlight.

4 And with that I'll take any questions you  
 5 have.

6 MR. CASSEL: Are there any questions?  
 7 Thank you.

8 MR. HARRIS: Thank you.

9 MS. DZIEDZIC: Next up we have Mr. Anthony  
 10 Brunson who will present the MPA retirement plan  
 11 audited financials, the statements for fiscal year  
 12 2025.

13 MR. BRUNSON: Good morning, everyone. As I  
 14 walk up, I'd like to introduce Leslie Harden --

15 MS. HARDEN: Good morning.

16 MR. BRUNSON: -- who's the manager on the  
 17 account and really does all the heavy lifting  
 18 around here. We show up as a decoration for her  
 19 presentations. So we've heard about the report on  
 20 governance. We're going to be doing two reports.  
 21 I will share one report on governance just to not  
 22 get too repetitive, if that's okay with the board,  
 23 unless there's something that really needs to be  
 24 highlighted.

25 So with that, let's go to the next page is our

14

1 MR. HARRIS: Correct, yes.

2 MS. LADRON DE GUEVARA: -- because it wasn't  
 3 material. Because there's different thresholds.  
 4 So there's a certain level of threshold. You  
 5 either have to assess it for recording or not  
 6 recording.

7 MR. HARRIS: Correct.

8 MS. LADRON DE GUEVARA: But then it wasn't  
 9 sufficient to keep the other levels, that basically  
 10 says it's not material to the overall financial  
 11 statements.

12 MR. HARRIS: Correct. Yes. So essentially  
 13 it's past because we didn't restate the prior  
 14 statements. The effect of it was run through the  
 15 current year, but at the end of the current year,  
 16 all balances are properly stated. There's nothing  
 17 that will carry forward that shows that anything is  
 18 unrecorded. 9/30/2025 all balances are properly  
 19 stated and recorded.

20 And the last item in the package is the  
 21 management's representation letter. So this lists  
 22 all the representations management made to us  
 23 through the course of the audit. Really nothing to  
 24 highlight here. The letter is pretty standard in  
 25 nature for any client, any audits we issue. If

16

1 cover letter.

2 Next page.

3 Okay. Index. All right. As we go through  
 4 the report on governance for the retirement plan,  
 5 you know, it talks about our audit responsibilities  
 6 under the professional standards. And we did the  
 7 audit pursuant to generally accepted auditing  
 8 standards, et cetera. And we issued an unmodified  
 9 opinion which is the key. Clean opinion, no  
 10 exceptions in connection with the work. And our  
 11 scope did not extend beyond performing this audit.

12 Again, it goes through the scope of the  
 13 examination. We reviewed controls, and we test  
 14 compliance with the investment policy itself.

15 Accounting practices, there were no  
 16 significant or unusual transactions, no alternative  
 17 treatment. So everything, you know, satisfied the  
 18 standards. Really no third party activity there.

19 As mentioned before or earlier, we look at the  
 20 management judgments and accounting estimates for  
 21 which we agree with all of those policies,  
 22 procedures, extensions of work that's done by  
 23 management in connection with some of the  
 24 provisions.

25 The financial disclosures satisfied all the

17

1 standards. There were no current audit  
 2 adjustments. So, again, a credit to your team and  
 3 your staff. Typically what we received at the  
 4 beginning of the audit is what we finish with. We  
 5 had no audit adjustments.

6 There were no disagreements with management,  
 7 no third-party consultants. Some of the  
 8 significant items we discussed in connection with  
 9 the plan, we went through market performance, some  
 10 of the discount rates to be sure that they were all  
 11 satisfactory, and we reviewed what are known as the  
 12 service organization agreements, those third-party  
 13 agreements that may affect the plan and make sure  
 14 they're SOC compliant.

15 There were no difficulties. We had full  
 16 cooperation of management and your team. As  
 17 mentioned earlier, one of the communications were  
 18 of the engagement letter as well as the management  
 19 rep letter, which would be as an addendum in the  
 20 report, and both were pretty standard in connection  
 21 with your organization.

22 There are no matters that impair our  
 23 independence or uncertainties in connection with  
 24 the audit. And, again, significant audit results  
 25 on page three, hopefully. We have the unmodified

19

1 really exceptional. And it shows the dividends and  
 2 interest income on investments which are relatively  
 3 consistent from year to year.

4 Okay. With that there are, again, no internal  
 5 control recommendations, and the attachment is the  
 6 client management rep letter which is relatively  
 7 standard language in the industry.

8 So with that, I don't know -- we'll open up  
 9 for questions that you may have?

10 MR. CASSEL: Any questions?

11 No. Thank you very much.

12 MS. DZIEDZIC: And next up, Mr. Krekora from  
 13 GRS, who will walk us through the latest retirement  
 14 plan actuarial report.

15 MR. KREKORA: Thank you, Mirtha.

16 Good morning. Once again for the record, I'm  
 17 actuary with Gabriel, Roeder, Smith & Company. I'm  
 18 Piotr Krekora, and today we have some extracts from  
 19 the report. If you want to have discussion of the  
 20 full report, we are prepared to do it. But it's 40  
 21 pages, so we only go through probably seven or  
 22 eight exhibits from the report. But questions are  
 23 welcome.

24 So let's start with the first part of the  
 25 headline, and that's what we see here as the

18

1 audit opinion. We had no report or matters noted  
 2 in internal controls, and there were no current or  
 3 prior year report of conditions of noncompliance.

4 And what we provide you is a three-year trend,  
 5 kind of a history of the fiduciary account. And  
 6 you can see the growth in the asset base, about  
 7 10 percent from last year. 33.2 million compared  
 8 to 30.1 million last year. Liabilities are minimal  
 9 with the plan, and the net assets also reflect the  
 10 10 percent growth in the overall basis.

11 The next page shows the statement of changes.  
 12 Increases for each year since 2023. 2024 is that  
 13 year we did that one time, I believe, catch-up  
 14 adjustment. So it's a little skewed because of  
 15 some market losses, I think, during that period.  
 16 And -- but you can see the consistency is around  
 17 \$5 million each year in the increase in the plan  
 18 absent last year's main adjustment. And the  
 19 deductions are right around 1.8 million now,  
 20 \$1.7 million in connection with the plan.

21 Lastly, we talk about the contributions and  
 22 the investment income. So we can see it kind of  
 23 follows the market. The real -- the contributions  
 24 are consistent, but the net appreciation and  
 25 depreciation each year in the plan last year was

20

1 decrease in the contribution that's required from  
 2 the Authority for the year -- or the end is about  
 3 220,000. Last year you contributed about 520-,  
 4 this year you contributed about 300-, so 220- down.

5 We'll go through a few items that affect it,  
 6 made this possible. So let's go to the next slide,  
 7 please.

8 No change in benefits, no changes in  
 9 assumptions. One item to consider that affected  
 10 the contribution decrease was better than expected,  
 11 better than assumed asset performance. So on the  
 12 market value, you guys earned a little over  
 13 10 percent, but we're only recognizing 8.7. I have  
 14 another exhibit for that a little bit later. But  
 15 all in all, 8.7 is still two, two and a  
 16 half percent above what we expected.

17 So that's what we call gain. So in contrast  
 18 to accounting lingo, when we say gain, that means  
 19 the earnings above and beyond of what we expected.  
 20 But it's not just positive, it needs to be more  
 21 than positive.

22 The offset to that gain was not highlighted  
 23 here, but we have a slightly better -- a higher  
 24 than assumed salary increases. And this is  
 25 probably still effect of the inflation that we saw

21

1 a few years ago. We see it nationwide that salary  
 2 increases typically lag for couple years after a  
 3 spike in inflation. So this is going on probably  
 4 for another year we might expect something.  
 5 And you also work on a kind of a two cycles  
 6 salary increases. So this might be something a  
 7 little bit of that like that. So it's not that you  
 8 give salary increases every year apart from  
 9 promotions.  
 10 Okay. Let's go through some numbers to put  
 11 behind it. Started last year contribution 520-.  
 12 The experience that I discussed on the previous  
 13 page improved the contribution by 30,000, some  
 14 small changes from admin assumptions. 100,000  
 15 change in the accrued liability.  
 16 And that is a direct effect of the action that  
 17 you took last year that I highlighted down here, is  
 18 that you guys authorized an extra contribution to  
 19 the plan. So that combined with the gains, it  
 20 helped to wipe out the amortization payment that I  
 21 have on the next page. And the normal cause --  
 22 this is just operation, the fact that we are having  
 23 fewer and fewer employees, active employees.  
 24 Okay. Let's keep going.  
 25 Now, second part of the headline, funded ratio

23

1 pocket waiting to be recognized --  
 2 MR. WILMOTH: So the 10 percent runup in the  
 3 market last year is not theoretically fully --  
 4 MR. KREKORA: No, not fully, right, partially.  
 5 And not just last year, last three years.  
 6 Okay. Let's go to this one. Oh, this is  
 7 another -- a little bit more detailed snapshot of  
 8 the contribution, and I wanted to draw your  
 9 attention to this line. In contrast to last year,  
 10 we have no amortization to eliminate unfund  
 11 liability because you already paid for it in  
 12 advance. And we have a footnote here that says we  
 13 can't take credit for that because under the state  
 14 law, we have to fund at least the current accruals  
 15 of benefits, and that's what that is.  
 16 And then we take an offset from member  
 17 contributions. And when you look at those two  
 18 numbers -- I'm sorry, these two numbers, the MPA  
 19 pays about two-thirds of the cost and members pick  
 20 up about one-third of the cost of current accruals  
 21 for the current group.  
 22 Okay. Let's keep going. This one not a lot  
 23 to show. I wanted to -- the top section here,  
 24 these are small numbers. Top section here shows  
 25 the present value of benefits of future benefits

22

1 this year on the funding basis is 100 percent,  
 2 1.8 -- 100.8 percent. Four and a half improvement  
 3 from last year in part because of the extra  
 4 contribution.  
 5 Well, there's a second part of a good news, is  
 6 that that funded ratio is before recognizing an  
 7 extra two and a half million dollars of the market  
 8 value of assets, because for the funding we are  
 9 smoothing again. So we have about two and a half  
 10 million coming in to help with this smoothing, and  
 11 for this year and the next couple of years,  
 12 hopefully, and several. This is mainly a  
 13 protection against any adverse reaction.  
 14 On the market value basis, the funded ratio  
 15 here in the bottom, 1.9 and a half, so even better  
 16 than 100. If you were to recognize all of the  
 17 assets that you have for the measurement, you will  
 18 be funded 1.9 percent.  
 19 Okay. Let's scroll to the next one, to --  
 20 MR. WILMOTH: Sorry. Really quick. So you're  
 21 saying your 100.8 funding ratio does not include --  
 22 MR. KREKORA: Two and a half.  
 23 MR. WILMOTH: -- the two and a half million.  
 24 Okay.  
 25 MR. KREKORA: Right. This is in the back

24

1 for members broken by group. These are active  
 2 members, these are member-in-pay status or deferred  
 3 waiting for benefits.  
 4 What I wanted to point out is here, the  
 5 decrease from last year on the active members from  
 6 over 18 million to a little under 16-. So two and  
 7 a half million drop. And that's just the  
 8 consequence of the action taken several years ago,  
 9 10 years ago, to close the plan.  
 10 So -- and, you know, I don't have to name  
 11 names, but we all know who retired last year,  
 12 right? But doesn't mean that contribution -- I'm  
 13 sorry, liability is coming down. The liability is  
 14 still drawing because -- well, it doesn't  
 15 disappear. That liability, when somebody retires,  
 16 doesn't disappear. It stays with the plan until  
 17 benefits are fully paid.  
 18 Okay. Let's keep moving. I have a next page.  
 19 I think it's -- just an illustration of the unfund  
 20 liability. So there is -- I told you that we can't  
 21 take credit, but even if we could, there's not a  
 22 whole lot. There's only 13 million. If we were to  
 23 amortize the surplus currently that we have, it's  
 24 only \$13,000. So this is not really a big help.  
 25 But -- and there is one thing that we

<p>1 sometimes do. Sometimes we just -- when we get 2 into surplus, we just roll everything into single 3 bays, wipe out all of the history, because at that 4 point there is not big advantage of keeping it all. 5 I don't want to rush yet because, as you see there, 6 just only a little bit over the line. 7 So I would like to keep those and possibly 8 come back in a year or two and discuss wipe -- 9 running everything into single surplus base and go 10 forward. But for now we just keep that base -- 11 statement for the next five years. The youngest 12 base is from five years ago. And so for the next 13 five years, we don't really expect a lot of changes 14 here, so we will keep it for now. 15 So let's take a look at the next slide, and 16 that's another look at the funded ratio. And this 17 is kind of a nuclear option when we -- if we were 18 to close, shutdown plan tomorrow or October 1, no 19 more accruals, nothing, that on that basis, we are 20 right setting from 100 percent. 21 So if we are ignoring future benefit accruals, 22 the current assets are covering 112 percent of the 23 benefits accrued today. In the last three years, 24 you see the improvements were great in part from 25 investment, in part from extra contribution. And</p>	25	<p>1 next slide is just graphical illustration. 2 So this recovery, 2022 was really bad year. 3 We all took a hit, everybody across the country, 4 especially the plans that have September 30 5 measurement. Fantastic recovery aided by two 6 contributions from you and great investment returns 7 in the last four years. 8 Now let's go to asset smoothing. Here I 9 promised you to take a look at the asset smoothing. 10 Again, we expected 6 percent return, we earned this 11 year 10.2, a little over 10. Last year was even 12 better. So the excess for this year to be smoothed 13 out -- we smoothing out over five years 14 recognizing. 15 What I wanted here to show is the bottom line. 16 So these are the amounts that are still remaining 17 to be recognized. So this section just shows 18 what's unrecognized. I want to draw your attention 19 to the bottom because this shows what will be 20 recognized in coming years assuming we end exactly 21 six going forward. 22 So if there are no other losses or gains to 23 recognize, next year is about flat, because I just 24 mentioned the terrible 2022. And for the last four 25 years, it was walking, joined by hip was 2021 which</p>	26
<p>1 was really good. But today, this year was the last 2 year that we recognize '21. So next year, 2022, is 3 going without help from 2021, right? 4 So the last two years we were pretty good, but 5 next year the 2022 is the last year when -- the 6 next year, 2022 will be the last year we phasing 7 in, and it is dragging us down. But you are in a 8 better position than many plans because the many 9 plans that I have are still negative having the 10 headwinds. You are just flat and neutral going 11 forward. 12 So even if we just end just 6 percent, we are 13 not going to be in a better position next year. 14 And after that the two and a half million that we 15 talked about earlier, after that we going 1.3. So 16 this is a tailwind that we getting for the year 17 2027 valuation, and then about a million for 2028 18 valuation. So these are the two things that we'll 19 be recognizing -- two years that looking to get the 20 best -- the most of the tailwind from those 21 unrecognized gains from the last couple of years. 22 And the last slide here, this is just 23 illustration where those extra assets are coming 24 from. So this year was over two, but the last year 25 was 21 and change, previous was 12 percent. So</p>	27	<p>1 that one is already dropped off. Next year is the 2 negative 17.7. We are still working through right 3 now, and that will be gone after September 30. And 4 those two will carry us to the next four years. 5 All right. That was the last prepared slide. 6 MR. CASSEL: Any questions? 7 MR. JELKE: General question for -- it's not 8 always that we get three auditors in the room. I 9 just want to ask as a general question, like can 10 you give us -- as a non-accountant, can you give us 11 a feel for how we compare to other audits that you 12 do. 13 You know, I don't need like, hey, we're the 14 best. But how would you rate our agency as far as 15 our financial management? I'd like to get that on 16 the record in case of any future questions about 17 how we do things from different agencies and 18 governmental takeovers and all that kind of stuff. 19 MR. KREKORA: Well, since I have the stage, 20 I'll go first. So two aspects. I break it down 21 between the assessment of the plan, and then the 22 management of personnel. So the plan is better 23 funded than majority of the plans that I work with. 24 And it's not just the one I work with, because I 25 also look at service national, statewide.</p>	28

<p style="text-align: right;">29</p> <p>1 And, you know, in the upper quartile, if not 2 the quintile of whatever -- towards the top. The 3 plan is closed, unfortunately, but that doesn't 4 change the fact that it's performing very, very 5 well and it's well managed. 6 With that, the management -- really the 7 transition from the prior CFO to the current CFO 8 was fairly seamless and smooth. We have always had 9 great cooperation, always getting that timely 10 without, you know, having to drag information out 11 or waiting for questions forever. We have clients 12 where this doesn't happen that easily. So it's 13 really easy and pleasure to work with the current 14 management just like it was before. 15 MR. JELKE: Okay. Anybody else? 16 MR. HARRIS: Yeah. I'd say just looking at 17 the timing of the report -- because we do audits 18 from here to Tallahassee. Probably the only entity 19 in the last three years that is issued on time 20 before March 31st. Pretty much every entity we've 21 audited has extended at some point or another in 22 the last three years. So I'd say, just say from 23 that benchmark, it tells you how organized the 24 entity is and, you know, how prepared they always 25 are for the audits.</p>	<p style="text-align: right;">30</p> <p>1 MR. JELKE: Thank you. 2 MR. BRUNSON: I guess the only thing I could 3 add, just as measurement points, when you see that 4 there are no audit adjustments throughout the audit 5 process, that really kind of tells the job your 6 team is doing, and they're doing an exceptional 7 job. 8 I'm sure the gentleman sees a lot more plans 9 than I, but I've worked -- you know, 100 percent 10 funded is probably quite unusual in the industry. 11 I mean, we do a dozen ourselves, and likely none 12 are 100 percent funded to speak candidly about it. 13 So I think you're in great shape in that respect. 14 And, lastly, just as another measurement to, 15 like, look at your unrestricted fund balance to 16 your overall operations, and usually if that's 20 17 or 25 percent, it shows a great deal of health in 18 the organization. I believe you're a bit more than 19 that at the moment. 20 MR. JELKE: So as a layperson, I'm hearing we 21 get an A for money management. 22 MR. BRUNSON: A plus. 23 MR. JELKE: All right. Thank you. Just 24 wanted to get that on the record. 25 MR. KREKORA: Thank you.</p>
<p style="text-align: right;">31</p> <p>1 MS. DZIEDZIC: Thank you. 2 MR. CASSEL: I think that completes our 3 finance meeting unless there are any other 4 questions. 5 CHAIRPERSON REYES: Good morning, everyone. I 6 apologize for being late. We are going to open it 7 to public comments. 8 Hearing none, seeing none, I'll go on to 9 Margarita and her report. 10 MS. DELGADO: Good morning, everyone, Madam 11 Chair, members of the board, staff, guests. 12 Margarita Delgado, MRD Consulting. 13 This is the time of the year when we deal with 14 a lot of the editorial content, so a lot of 15 copywriting, and for IPMI for the Parking and 16 Mobility Magazine, as well as some of the residual 17 that we're dealing from the last campaign. 18 The Transportation Planning Organization is 19 running our projects in its In Newsletter weekly, 20 and we have been -- the CEO and I have been invited 21 to meet with the executive director a week from 22 Friday to talk about collaboration. 23 And the Coconut Grove BID podcast. I don't 24 know if you've seen it, but the CEO and Mark Burns 25 did a great job talking about parking in general,</p>	<p style="text-align: right;">32</p> <p>1 parking in the Grove. It was very effervescent. I 2 tell you, you should watch it. I think they should 3 do this more frequently. It was really good. 4 And so April is very busy in town with a lot 5 of events happening. Some of them we can -- they 6 are events that we can promote for parking 7 purposes. There are two major, major events. 8 FIFA, which will be having 23 consecutive days of 9 events at Bayfront Park. So that's a great 10 opportunity for parking purposes, for promotional 11 purposes. And, of course, the semi-quincentennial 12 event that I'm seeing some of the municipality 13 already getting busy promoting that. 14 And so I am sure Downtown Miami is going to 15 have some of the events most likely sponsored by 16 the City. So those are major events where we can 17 have parking synergy, and a ton of other things in 18 between, but overall very busy in terms of 19 community engagement. 20 Questions? 21 Thank you. 22 MR. JELKE: Thank you, Margarita. 23 CHAIRPERSON REYES: Thank you. 24 MS. ARGUDIN: Hi, Meagan. 25 MS. CAMP: Good morning, everyone.</p>

<p style="text-align: right;">33</p> <p>1 All right. Yeah. Echoing a lot of what                  2 Margarita said, March was incredibly busy. April                  3 is looking to be just about the same with events.                  4 We really leaned heavily into promoting a lot of                  5 the major events, Ultra, World Baseball Classic                  6 from March, and that was really, really reflected                  7 in some nice growth of our follower count,                  8 specifically growth posts on -- specifically on                  9 Instagram.                  10 Also, of course, we continue to support our                  11 ongoing programs. Resident Discount Program                  12 continues, every time we post about it, to get                  13 picked up about a few different accounts around the                  14 City and the County to help spread the word. So                  15 I'm really glad to see those partnerships continue.                  16 And then kind of more interesting note is we                  17 are seeing some social listening spikes, which is                  18 part of our software that we use to manage our                  19 accounts where we see a particular, like, surge in                  20 discussion around parking or around parking in                  21 Miami. And it's been having over a lot on Reddit.                  22 So we've been monitoring those conversations.                  23 Most of them are just really sharing resources                  24 about, you know, when certain garages open, or if                  25 you're going to, you know, Coconut Grove, here's</p>	<p style="text-align: right;">34</p> <p>1 some great options. So something I want to                  2 continue to monitor, see if that's a place where                  3 maybe we should have a presence in the future. But                  4 it's really nice to see the discussion points                  5 coming out organically about MPA and our offerings.                  6 So really happy to see that.                  7 I'm just going to do a quick overview of our                  8 audience growth. This goes over the past six weeks                  9 or so. And so we had a really nice growth spurt,                  10 especially Instagram and LinkedIn continues to                  11 perform very well. We're actually very close to                  12 5,000 followers on Instagram, so I'm really pleased                  13 to see that. And that will be a nice moment to                  14 kind of see that growth of almost, I think, 300                  15 followers since the fall. So I'm really, really                  16 happy to see that.                  17 Next up is our post -- best post over the last                  18 time period. And a lot of it, as you can see,                  19 is -- well, it's all driven by our own content,                  20 which is great, especially our reels which tells us                  21 that our investment in video continues to really                  22 pay it -- pay out.                  23 The one on the far left, unfortunately,                  24 doesn't have a thumbnail because it was a -- one of                  25 the reels for the loading zone programs, Smart</p>
<p style="text-align: right;">35</p> <p>1 Loading Program, but that's what that one was. So                  2 really happy to see that our consent is getting out                  3 there on both -- or really on all three platforms,                  4 as you can see. But LinkedIn continues, strangely                  5 enough, to be our strongest performer when it comes                  6 to us posting about industry-lead(led) topics like                  7 the loading zone program.                  8 And then also I wanted to back up that data                  9 about our video investments to show this                  10 performance. We had a bit of a dip in Instagram,                  11 but I think that's because we were posting similar                  12 content which was really about the Smart Loading                  13 Zone, so we weren't -- we didn't have a lot of new                  14 content to share like we have upcoming. So we'll                  15 be watching that, but really glad to see how video                  16 is performing. And that's pretty much it.                  17 I want to thank everyone. I've seen some                  18 board members interact with some of our content.                  19 That is always welcome and, of course, anyone on                  20 staff too. And if you have any questions, please                  21 reach out any time.                  22 MR. ESPINOSA: Thank you, Megan.                  23 MS. ARGUDIN: Thank you.                  24 CHAIRPERSON REYES: Any questions for Megan or                  25 Margarita?</p>	<p style="text-align: right;">36</p> <p>1 MR. JELKE: Any questions?                  2 CHAIRPERSON REYES: No questions.                  3 Okay. We'll move on to our approval items,                  4 financial statements February 2026.                  5 Motion?                  6 MR. JELKE: Ill move it.                  7 MS. LADRON DE GUEVARA: Second.                  8 CHAIRPERSON REYES: All those in favor say                  9 "aye."                  10 MS. LADRON DE GUEVARA: Aye.                  11 MR. CASSEL: Aye.                  12 MR. JELKE: Aye.                  13 CHAIRPERSON REYES: Aye.                  14 Motion passes.                  15 Regular board meeting minutes March.                  16 MS. LADRON DE GUEVARA: So moved.                  17 MR. JELKE: Second.                  18 CHAIRPERSON REYES: All those in favor say                  19 "aye."                  20 MR. WILMOTH: Aye.                  21 MR. CASSEL: Aye.                  22 MR. JELKE: Aye.                  23 CHAIRPERSON REYES: Aye.                  24 Motion passes.                  25 We'll go to item number three.</p>

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1 MR. DIAZ: Good morning, everybody. The next  
 2 item is invitation to bid for the elevator landing  
 3 projects in Jackson Hospital Park Plaza East  
 4 Garage. This was done through the prequalified  
 5 vendors within the City of Miami's pool. We put  
 6 the bid out there. We had two responding back.  
 7 One was FONSI for 87,467, and the second was LEGO  
 8 Construction for \$347,565. So we're going with the  
 9 FONSI, which is obviously the lower bid.  
 10 We did do some -- we did do a bid quote  
 11 previously on this job, and it ranged around 100-  
 12 \$110,000. So we're confident with the price that  
 13 we got. Although there's a large discrepancy,  
 14 we're confident in the price.  
 15 And we have done several elevator landings  
 16 in-house as well like with our own staff. So the  
 17 pricing model for the first one makes sense. The  
 18 second one, they just -- you know, pretty high bid,  
 19 so I'm not sure why. But for those reasons we're  
 20 going to go with FONSI as our preferred vendor.  
 21 MS. LADRON DE GUEVARA: And this is  
 22 reimbursed?  
 23 MR. DIAZ: Yes, this is also a reimbursed  
 24 expense. Anything from Jackson is reimbursed, yes.  
 25 CHAIRPERSON REYES: Did you ask them why their

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1 happened in the past, you know, people threw in a  
 2 bid that maybe they're the ones that --  
 3 MR. VELEZ: If I may also add, as Angel made  
 4 mention at the beginning, they're one of the  
 5 prequalified vendors on the City's contract for  
 6 building specialty trades. This is a contract the  
 7 City's had for quite some time with different  
 8 specialty trade groups, and they're for, like, roof  
 9 repairs, painting, flooring, windows, you name it,  
 10 elevators, what have you. And so they were  
 11 prequalified from the City.  
 12 I can't vouch right now for how long they've  
 13 been part of that contract, but the City does go  
 14 through this evaluation process. And they're  
 15 looking at responsibility, they're looking at  
 16 responsiveness, insurance, bonding, if necessary,  
 17 all these things.  
 18 CHAIRPERSON REYES: I mean, that delta there  
 19 is really crazy.  
 20 MR. JELKE: It's crazy.  
 21 CHAIRPERSON REYES: Crazy but we're an A-plus  
 22 agency.  
 23 MR. JELKE: A-plus.  
 24 CHAIRPERSON REYES: That's why we're looking  
 25 at these bids.

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1 price was so high?  
 2 MR. DIAZ: I did not. I'm not sure. I did  
 3 not.  
 4 MS. ARGUDIN: I mean, LEGO is a big  
 5 construction company. I know because they were, I  
 6 think, part of our vendor pool at some point but  
 7 for big construction. So, you know, I mean --  
 8 CHAIRPERSON REYES: I mean, their proxy 199-.  
 9 MS. ARGUDIN: I think that they put in a bid  
 10 and they were the only ones to put in a bid. I  
 11 mean, I don't think we would have considered it  
 12 either. We would have thrown it out and started  
 13 again.  
 14 MR. DIAZ: Yeah.  
 15 MS. ARGUDIN: That's a big number. But if  
 16 they get it -- and maybe they're bidding for  
 17 somebody else, maybe another municipality, and  
 18 that's what they get --  
 19 MR. JELKE: Perhaps a less responsible would  
 20 have --  
 21 CHAIRPERSON REYES: Yes. But we're an A-plus  
 22 agency.  
 23 MS. ARGUDIN: It shows why we're A-plus --  
 24 CHAIRPERSON REYES: Absolutely.  
 25 MS. ARGUDIN: -- organization. But that has

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1 All right. Is there a motion on this?  
 2 MR. JELKE: I'll move that.  
 3 MS. LADRON DE GUEVARA: Second.  
 4 CHAIRPERSON REYES: All those in favor say  
 5 "aye."  
 6 MS. LADRON DE GUEVARA: Aye.  
 7 MR. CASSEL: Aye.  
 8 MR. WILMOTH: Aye.  
 9 MR. JELKE: Aye.  
 10 CHAIRPERSON REYES: Motion passes.  
 11 MS. ARGUDIN: So just a quick executive --  
 12 CHAIRPERSON REYES: I'll make a note I need to  
 13 talk about LEGO Construction in my company and make  
 14 sure that we're looking at --  
 15 MS. ARGUDIN: At the numbers.  
 16 So the Smart Loading Zone Pilot Program, as  
 17 you know, has moved out. A couple of things that  
 18 we've noted is that they -- the loading zones are  
 19 becoming less occupied by regular vehicles. So  
 20 there's more availability on the loading zone and  
 21 unloading zones.  
 22 We are going for second reading at the County  
 23 on April 21st. We have been working on legislation  
 24 and working on writing legislation to better define  
 25 the program with the County attorneys, both the

<p>1 Clerk of the Courts attorney and the attorney for 41</p> <p>2 the County. So we are hoping that there's not a</p> <p>3 lot of questions.</p> <p>4 It's -- you know, I asked and I told them that</p> <p>5 we had to go present to the County Commissioners</p> <p>6 and speak to them individually, that we would be</p> <p>7 more than glad to do that. It's a great project,</p> <p>8 and so I think we're all better aligned. So that</p> <p>9 will be April 21st.</p> <p>10 You want to talk about Palmetto Bay?</p> <p>11 MR. DIAZ: Yes. So Palmetto Bay rolled out, I</p> <p>12 believe it was last Monday. No issue so far. It's</p> <p>13 going smoothly. Bert and his team are there acting</p> <p>14 as ambassadors 30 to 60 days until they -- the City</p> <p>15 tells us, Okay, we're ready to actually start</p> <p>16 issuing citations. So, so far no issue.</p> <p>17 There's a member of our team that lives in</p> <p>18 that area, and he actually says that he sees a lot</p> <p>19 more vacant spaces. I won't say his name, but he</p> <p>20 lives literally like two blocks away --</p> <p>21 MR. JELKE: Protect his identity.</p> <p>22 MR. DIAZ: So it's going well.</p> <p>23 MS. ARGUDIN: So Ultra Music Fest, we had no</p> <p>24 incidents in our garages. We actually had -- we</p> <p>25 were more full this year than in the past. G3, as</p>	<p>1 usual, gets a lot more traction because it's 42</p> <p>2 closer. But we did have traction here in this</p> <p>3 garage and in G4, which is James L. Knight Center</p> <p>4 garage. So, you know, we always promote, hey,</p> <p>5 park -- and when you park here, I mean, you walk</p> <p>6 and we are three blocks down, you can get out of</p> <p>7 here real quick.</p> <p>8 There was a lot of things going in the city</p> <p>9 over the weekend besides, you know, the opening day</p> <p>10 for the Marlins, and you had a Maná concert going</p> <p>11 on at Kaseya, and you had Ultra. I mean, we were</p> <p>12 packed.</p> <p>13 CHAIRPERSON REYES: And the president.</p> <p>14 MR. JELKE: Presidential visit.</p> <p>15 MS. ARGUDIN: Presidential visit. I mean, it</p> <p>16 was -- yeah. We luckily have really good</p> <p>17 operations. It ran smoothly, and we didn't have</p> <p>18 any incidents.</p> <p>19 And then you want to talk about the Freebee</p> <p>20 vans.</p> <p>21 MR. DIAZ: So the new Freebee vans were</p> <p>22 limited -- we're moving to the Volkswagen ID.Buzz.</p> <p>23 The DDA also has those vans. So we're going to</p> <p>24 replace the Tesla in downtown and also in the</p> <p>25 Grove. So we'll have those vehicles soon in our</p>
<p>1 fleet. So hopefully that will -- you know, it also 43</p> <p>2 blends well with the ones in the Downtown area.</p> <p>3 CHAIRPERSON REYES: I have a question on</p> <p>4 Freebee. I took it, which now I'm super excited,</p> <p>5 because now it goes to Brickell. I don't ever need</p> <p>6 to drive again. But my question on it is, on the</p> <p>7 DDA, it was a DDA van. Are we not in partnership</p> <p>8 with Freebee and DDA on those vans?</p> <p>9 MR. CASSEL: Sorry. I can't hear.</p> <p>10 CHAIRPERSON REYES: Oh, I'm sorry. Are we not</p> <p>11 in partnership with the DDA and --</p> <p>12 MR. DIAZ: I mean, we worked with them, but</p> <p>13 that's -- the DDA buses are theirs.</p> <p>14 CHAIRPERSON REYES: Their buses.</p> <p>15 MR. DIAZ: That's a DDA contract.</p> <p>16 CHAIRPERSON REYES: The reason I'm asking,</p> <p>17 because I didn't see any of our branding on that</p> <p>18 van.</p> <p>19 MR. DIAZ: No.</p> <p>20 CHAIRPERSON REYES: There's no branding.</p> <p>21 So the branding that we have is on the little</p> <p>22 open kind of golf --</p> <p>23 MR. DIAZ: Currently.</p> <p>24 MS. ARGUDIN: Currently, but we're changing to</p> <p>25 the vans.</p>	<p>1 CHAIRPERSON REYES: Okay. And then -- so that 44</p> <p>2 will only be in the Central Business District.</p> <p>3 MS. ARGUDIN: Correct.</p> <p>4 MR. DIAZ: Here and also we're going to</p> <p>5 Coconut Grove.</p> <p>6 CHAIRPERSON REYES: Oh, and Coconut Grove.</p> <p>7 MS. ARGUDIN: But Coconut Grove is also</p> <p>8 opening up. They're going to have a circulator as</p> <p>9 well but through Circuit, through another provider.</p> <p>10 It's not Freebee. And they're also going to have</p> <p>11 the same vans. But, you know, like the Grove, just</p> <p>12 like the DDA, that they've opened it up to go to</p> <p>13 Brickell, the Grove is also going to open it up</p> <p>14 wider, you know, in a wider range than what we are</p> <p>15 providing now.</p> <p>16 MS. SOLIMAN: And Wynwood.</p> <p>17 MR. CASSEL: Is there a good reason to have</p> <p>18 two different services? I mean, it seems foolish</p> <p>19 for us not to somehow do this together. I mean,</p> <p>20 you need two different apps. I mean, is it -- it</p> <p>21 just don't make sense to me as you start seeing</p> <p>22 multiple -- you know, whether it's the Grove, us</p> <p>23 and what have you.</p> <p>24 CHAIRPERSON REYES: City thing?</p> <p>25 MS. ARGUDIN: It's a City thing. Yes. So the</p>

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1 City asked for proposals. You know, the City, D2,  
 2 the District 2, and the BID, they asked for  
 3 proposals. They evaluated the proposals, and they  
 4 went with Circuit. So they are -- they can go with  
 5 whomever they chose. And so they -- and we had  
 6 started with Freebee. We've had Freebee on  
 7 contract for quite some time. And as you look at  
 8 the numbers, it has really good usage. Actually,  
 9 more usage in the Grove than it does here in the  
 10 CBD.  
 11 CHAIRPERSON REYES: Than here.  
 12 MS. ARGUDIN: Here, no. We are expanding  
 13 Freebee here. We're all Freebee here in Downtown.  
 14 CHAIRPERSON REYES: I feel like that's going  
 15 to be another one of those things like the --  
 16 MR. JELKE: Scooters.  
 17 CHAIRPERSON REYES: -- like scooters.  
 18 Remember when the City decided to -- because they  
 19 couldn't decide on one, and they had like four  
 20 different, five --  
 21 MR. DIAZ: Try like 14.  
 22 CHAIRPERSON REYES: So that's, you know -- and  
 23 then it confuses the market. I mean, I like  
 24 Freebee, I like their service. And I have -- and  
 25 Coral Gables uses it as well, right?

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1 to -- we continue to get data and like the double  
 2 parking and the citations issued, but we had a good  
 3 mark to start.  
 4 MR. JELKE: Right.  
 5 MS. ARGUDIN: We always want to have a good  
 6 starting point, and then, you know, how that  
 7 progresses.  
 8 MR. JELKE: Yes.  
 9 MS. ARGUDIN: That's going to speak volumes.  
 10 CHAIRPERSON REYES: I also think that on that  
 11 is like -- because I've seen it now. Traffic is  
 12 flowing better in the -- on First, but I think  
 13 maybe -- and I know it's a lot, but like if you're  
 14 driving around or our team is out, I think it would  
 15 be good to take pictures of -- there's not that  
 16 much of double parking anymore on First. I see  
 17 First.  
 18 And then what's the street where the --  
 19 MR. DIAZ: Seybold.  
 20 CHAIRPERSON REYES: Seybold. Like that street  
 21 is always an issue, and right now I've noticed that  
 22 it's a little bit better. It's actually -- the  
 23 guys who back that up are the armored folks. They  
 24 are -- I mean, and I understand they have to --  
 25 MR. DIAZ: They can park wherever. They can

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1 MS. DELGADO: Right.  
 2 MS. ARGUDIN: But Freebee was in the market  
 3 first --  
 4 CHAIRPERSON REYES: Yeah.  
 5 MS. ARGUDIN: -- right? And then -- yeah.  
 6 CHAIRPERSON REYES: But Circuit had gone to  
 7 the DDA in the very beginning, I think, to try and  
 8 get the DDA on board. So my only question was that  
 9 on the branding.  
 10 So the Central Business District is the one  
 11 that's going to be branded by -- and the Coconut  
 12 Grove.  
 13 MS. ARGUDIN: Yes.  
 14 CHAIRPERSON REYES: All right.  
 15 Yes, sir.  
 16 MR. JELKE: I have a request, and I don't know  
 17 what the KPI would be. But like is there a way for  
 18 us to measure how successful this loading zone  
 19 thing is so that we can have it documented?  
 20 MS. ARGUDIN: Yes.  
 21 MR. JELKE: I'd love for that to be -- say,  
 22 hey, the wait time or the --  
 23 MR. DIAZ: We're working on that.  
 24 MS. ARGUDIN: We're working on that. It's  
 25 going to take a little bit of time because we have

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1 park anywhere.  
 2 CHAIRPERSON REYES: Yeah, they can park  
 3 anywhere, but, man, do they back that street up.  
 4 But I think it may be visuals also, Margarita.  
 5 MS. DELGADO: Madam Chair, yes, absolutely.  
 6 You know we have a -- now it's 60-, 90-, 120-day  
 7 plan in place which will have reels and still  
 8 photography, and that will be the next media spike.  
 9 Because once we start communicating data, which I  
 10 am sure is going to be favorable because it's  
 11 happened like that organically in other cities.  
 12 So that is -- I think that would be the point  
 13 where we start getting a lot of acceptance from the  
 14 public. I mean, right now when we launched,  
 15 everybody was so thrilled because it impacts  
 16 everybody. Traffic congestion is -- we all suffer  
 17 from it.  
 18 MS. ARGUDIN: We've also gotten calls about  
 19 are you going to put one here? Are you going to  
 20 put one here? Like -- I mean, we have like 90  
 21 loading zones. We only have 16. It's a pilot.  
 22 So, you know, imagine how much better it can get.  
 23 CHAIRPERSON REYES: I can see it already.  
 24 And the other -- was that all -- I wanted to  
 25 also mention on the podcast that Alex did. I think

49

1 that we need her to do more of those things.

2 MS. DELGADO: Yes.

3 CHAIRPERSON REYES: Really I think --

4 MS. DELGADO: She's going to hate us.

5 CHAIRPERSON REYES: Let me tell you why. For

6 instance, we're in Palmetto Bay now, right? So

7 community newspaper, Palmetto TV and all that

8 stuff. I think it would be good to -- podcasts are

9 picking back up again.

10 MS. DELGADO: Yes.

11 CHAIRPERSON REYES: And they're good little

12 tidbits that you can grab on reels for social

13 media. And I think that there's a lot of stuff

14 that we can get out there with you, you know,

15 talking about these new things that we're doing.

16 So I thought it was great, you did a great job.

17 MS. DELGADO: It was awesome.

18 CHAIRPERSON REYES: I like it.

19 MS. ARGUDIN: It was fun. It was fun because

20 I know Mark --

21 CHAIRPERSON REYES: Yeah, of course.

22 MS. ARGUDIN: -- and it was just very -- you

23 know, I was not expecting that. Right. So you get

24 there and it's -- I thought it was me and him and a

25 desk. I mean, it was a full production, but it was

51

1 not like you're on TV being -- you know, it's you

2 being a little bit more natural. So I thought that

3 was really good, and I think that you should do

4 more.

5 MS. DELGADO: And even the citizens

6 transportation.

7 MS. ARGUDIN: Yeah, we go there a lot.

8 MS. DELGADO: He loves to have the CEO talk

9 about different things that have to do with

10 transportation. Bentacourt. What's his first

11 name? Bentacourt. Anyway.

12 MS. LADRON DE GUEVARA: I have a separate

13 comment. On the James L. Knight Center parking, I

14 park there, I hear a lot of comments of the parking

15 situation. It's not a parking garage that many

16 look forward to parking in. Aside from the

17 construction, the other day -- I mean, I've been in

18 that building for five years -- I got lost. I was

19 in circles for five minutes. I couldn't get out of

20 the building. I had to get on the intercom, I'm

21 lost. I can't get out.

22 Aside from that, comments that I hear were --

23 just in general. Like there's turns when you're

24 trying to go up the building, and sometimes cars

25 that shouldn't park because of their size are

50

1 an interesting topic. Look, they asked about

2 valet, you know. There's a lot of competing things

3 going on in the street in the Grove. Like how much

4 more are you going to fit into a space, you know,

5 and sometimes the answers are not very popular.

6 But it is what it is.

7 It's providing a service. It's, you know,

8 people want to dump their cars and go as opposed to

9 circling 55 times around the Grove. But it was --

10 I thought it was great. I don't know. I never saw

11 it because I don't see anything that I -- any time

12 I speak --

13 CHAIRPERSON REYES: No, it was good.

14 MS. ARGUDIN: -- on a podcast, I never listen

15 to myself. But I did get a lot of -- it did get a

16 lot of positive feedback. So, yeah --

17 CHAIRPERSON REYES: No. And I think valet is

18 a big issue in the Central Business District and

19 Brickell. In Palmetto Bay, that launch -- and

20 they're very much into their community newspaper.

21 And I knew that he has a little YouTube --

22 MS. DELGADO: They always want to have MPA

23 have the CEO because it's content that their

24 people, their viewership loves to have, and so --

25 CHAIRPERSON REYES: It's more organic. It's

52

1 parking in that very tight already corner. So it's

2 making it very difficult for people to park, right?

3 Like you literally drive -- like it's, like, very

4 stressful. I'm not going to kid. So you've heard

5 me before, but I'm hearing it from a lot of people.

6 So if there's some way to maybe in those

7 sections have some sort of limitation on what cars

8 can park there, because it is -- I'm surprised you

9 haven't had like more incidents in, or maybe you

10 do, I just don't know. But it is a very tight

11 squeeze. So I think in the second floor, not too

12 long ago they put a cone for some reason to block

13 those spots, but it was only that floor, and it was

14 maybe temporary.

15 So if there's some way to see if there's

16 something that can be managed in those tight turns

17 as to the size, or maybe not a -- can't park there

18 or very compact, because some bigger cars are

19 parking there, and it's hard to get through.

20 MR. DIAZ: Yeah. They don't -- a lot of times

21 they don't listen to the compact parking only.

22 MS. LADRON DE GUEVARA: Yeah, so there's

23 something -- I don't know, to just consider that,

24 because I hear it from many, and it -- a lot of

25 people, honestly, if they didn't have to park

53

1 there, they probably wouldn't go back. So it's --  
 2 MR. DIAZ: Got it.  
 3 MS. LADRON DE GUEVARA: -- just a  
 4 consideration if there's something we can do.  
 5 MR. DIAZ: Okay.  
 6 CHAIRPERSON REYES: Anything else?  
 7 No.  
 8 MR. JELKE: Move to adjourn.  
 9 MS. LADRON DE GUEVARA: Second.  
 10 CHAIRPERSON REYES: All those in favor say  
 11 "aye" to adjourn.  
 12 MR. JELKE: Aye.  
 13 MR. CASSEL: Aye.  
 14 MS. LADRON DE GUEVARA: Aye.  
 15 MR. WILMOTH: Aye.  
 16 CHAIRPERSON REYES: Aye.  
 17 All right. Thank you, everyone.  
 18 (Thereupon, the meeting was adjourned at  
 19 9:03 a.m.)  
 20  
 21  
 22  
 23  
 24  
 25

54

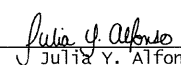
C E R T I F I C A T E

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 27th day of April, 2026, Miami-Dade  
 16 County, Florida.

17  
 18  
 19   
 20 \_\_\_\_\_  
 21 Julia Y. Alfonso, RPR, FPR-C  
 22  
 23  
 24  
 25



---

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

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

SUBJECT: Approval of Expenditure for College Station Garage Elevator Repairs by American International Elevator Associates, Inc.

DATE: May 6, 2026

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The Miami Parking Authority (“MPA”) seeks MPA Board (“Board”) approval to expend funding for labor and parts to perform necessary repair work at the College Station Garage, located at 190 N.E. 3<sup>rd</sup> Street, Miami, Florida, as outlined in the attached Quotations dated April 6, 2026, from American International Elevator Associates, Inc., in the approximate total amount of Fifty Five Thousand Eight Hundred Dollars (\$55,800.00), and comprised of the following breakdown:

Elevator #1 – SS#41297	\$9,800.00
Elevator #2 – SS#41298	\$8,500.00
Elevator #3 – SS#41299	\$13,500.00
Elevator #4 – SS#41222	\$5,200.00
Elevator #5 – SS#41223	\$5,200.00
Elevator #6 – SS#41625	\$8,500.00
Elevator #7 – SS#41624	<u>\$5,100.00</u>
Approximate Total	\$55,800.00

Accordingly, the MPA seeks to address the same by amending the current Elevator Repair and Maintenance Services Agreement with American International Elevator Associates, Inc., dated December 8, 2025, but effective as of December 18, 2025 (“Agreement”) to ensure that the labor, supervision, materials, tools, equipment and replacement work outlined in the attached Quotations are governed by said amended Agreement.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of services herein, including the right to negotiate and execute 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.

**AMERICAN INTERNATIONAL ELEVATORS**

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

**QUOTATION**

Quote Number: APRIL62026  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128

Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #1 - SS#41297 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3- ELEVATOR #1 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE ALL MAIN CAR ROLLERS GUIDE ASSEMBLIES * REPLACE I/O BOARD TO CORRECT CAR CALL 7TH FLOOR BUTTON LED STAYING ON * REPLACE ALL DOOR ROLLERS-32 IN TOTAL * REPLACE CAR EXHAUST FAN * CLEAN ALL LOBBY SILLS * TEST ELEVATOR FOR SAFETY AND RELIABILITY * TURN OVER FOR PUBLIC USE 20 TEAM HOURS X 270 = \$ 5400.00 PARTS & MATERIALS = \$ 4400.00		9,800.00
			Subtotal	9,800.00
			Sales Tax	
			<b>TOTAL</b>	<b>9,800.00</b>

# AMERICAN INTERNATIONAL ELEVATORS

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

# QUOTATION

Quote Number: APRIL52026  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128

Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #2 - SS#41298 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3 - ELEVATOR #2 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE ALL MAIN CAR ROLLERS GUIDE ASSEMBLIES * REPLACE CAR EXHAUST FAN * REPLACE ALL DOOR ROLLERS-32 IN TOTAL * CLEAN ALL LOBBY SILLS * TEST ELEVATOR FOR SAFETY AND RELIABILITY * TURN OVER FOR PUBLIC USE 16 TEAM HOURS X 270 = \$ 4,320.00 PARTS & MATERIALS = \$ 4,180.00		8,500.00
			Subtotal	8,500.00
			Sales Tax	
			<b>TOTAL</b>	<b>8,500.00</b>

# AMERICAN INTERNATIONAL ELEVATORS

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

# QUOTATION

Quote Number: APRIL42026  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128

Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #3 - SS#41299 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3 - ELEVATOR #3 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE ALL MAIN CAR ROLLERS GUIDE ASSEMBLIES * REPLACE CAR EXHAUST FAN * REPLACE ALL DOOR ROLLERS-32 IN TOTAL * CLEAN ALL LOBBY SILLS * REPLACE EMERGENCY LIGHT COVER * REPLACE SELECTOR GUIDE SHOES 4 TOTAL * DIAGNOSE AND CORRECT HALL CALL BUTTONS NOT LIGHTING * REPLACE PISTON SEAL * CLEAN PIT OF OIL * ADJUST VALVE TO LEVEL CORRECTLY 32 TEAM HOURS x 270 - \$ 8,640.00 PARTS & MATERIALS - \$ 4,860.00		13,500.00
		Subtotal		13,500.00
		Sales Tax		
		<b>TOTAL</b>		<b>13,500.00</b>

# AMERICAN INTERNATIONAL ELEVATORS

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

# QUOTATION

Quote Number: APRIL42026\*  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128

Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #4 - SS#41222 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3 - ELEVATOR #4 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE CAR EXHAUST FAN * REPLACE ALL DOOR ROLLERS-32 IN TOTAL * REPLACE CAR TOP LIGHT AND PROTECTOR * REPLACE ALL PIT LIGHTS AND CLEAN PIT 16 TEAM HOURS x 270 - \$ 4,320.00 PARTS & MATERIALS - \$ 880.00		5,200.00
			Subtotal	5,200.00
			Sales Tax	
			<b>TOTAL</b>	<b>5,200.00</b>

# AMERICAN INTERNATIONAL ELEVATORS

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

# QUOTATION

Quote Number: APRIL32026\*  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128

Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #5 - SS#41223 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3 - ELEVATOR #5 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE BRAILLE 7TH FLOOR * REPLACE ALL DOOR ROLLERS-32 IN TOTAL * CLEAN PIT * REPLACE ALL MAIN CAR ROLLER GUIDE ASSEMBLIES 16 TEAM HOURS x 270 - \$ 4,320.00 PARTS & MATERIALS - \$ 880.00		5,200.00
			Subtotal	5,200.00
			Sales Tax	
			<b>TOTAL</b>	<b>5,200.00</b>

**AMERICAN INTERNATIONAL ELEVATORS**

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

**QUOTATION**

Quote Number: APRIL82026  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128

Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #6 - SS#41625 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3 - ELEVATOR #6 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE DOOR OPERATOR BELT * REPLACE CAR TOP FAN * REPLACE ALL DOOR ROLLERS-32 IN TOTAL * REPLACE MAIN CAR ROLLER ASSEMBLY * CLEAN PIT * REPLACE DOOR GIBS * TEST ELEVATOR FOR SAFETY AND RELIABILITY * TURN OVER FOR PUBLIC USE 20 TEAM HOURS X 270 - \$ 5,400.00 PARTS & MATERIALS - \$ 3,100.00		8,500.00
			Subtotal	8,500.00
			Sales Tax	
			<b>TOTAL</b>	<b>8,500.00</b>

**AMERICAN INTERNATIONAL ELEVATORS**

7758 NW 71 Street  
 MIAMI, FL 33166  
 USA.

**QUOTATION**

Quote Number: APRIL82026\*  
 Quote Date: Apr 6, 2026  
 Page: 1

Voice: 786 858-2573  
 Fax:

<b>Quoted To:</b>
MPA GARAGES 40 N.W. 3RD ST STE 1103 MIAMI, FL 33128


Customer ID	Good Thru	Payment Terms	Sales Rep
MPA GARAGES	5/6/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		QUOTE FOR REPAIRS - GARAGE # 3 - ELEVATOR #7- SS#41624 LABOR AND MATERIALS TO PERFORM THE FOLLOWING REPAIR WORK AT THE ABOVE REFERENCE LOCATION THE WORK WILL BE PERFORMED ON GARAGE #3 - ELEVATOR #7 * REMOVE ELEVATOR FROM SERVICE * PROPERLY BARRICADE ELEVATOR * REPLACE DOOR OPERATOR BELT * REPLACE ALL DOOR ROLLERS-16 IN TOTAL * CLEAN PIT * TEST ELEVATOR FOR SAFETY AND RELIABILITY  * TURN OVER FOR PUBLIC USE  16 TEAM HOURS X 270 = \$ 4,320.00  PARTS & MATERIALS = \$ 780.00		5,100.00
			Subtotal	5,100.00
			Sales Tax	
			<b>TOTAL</b>	<b>5,100.00</b>



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Emergency Procurement of Marlins Parking Garages Fire Alarm Systems and Waiver of Competitive Bidding Requirements Pursuant to City of Miami Code Section 18-90 (Emergency Procurements)

DATE: May 6, 2026

---

The critical condition of the Marlins Garages fire alarm systems poses life safety concerns, and the existing systems must be removed and replaced with new fire alarm systems, including hardware. Related work such as testing, inspections, and certification for code-complaint operation must also be performed. Funding of approximately \$2.1 million has been allocated by the City of Miami to address the fire alarm systems in Marlins Repair Capital Project No. 40-B203408.

During the inspection process, RH Engineering Group, Inc., MPA's contracted structural engineering firm, consulted with ETEK Fire Alarms Inc., the MPA contracted fire alarm monitoring vendor, to establish a plan of action resulting in the attached proposals. Pursuant to the final inspection report, RH Engineering noted damage to the hardware associated with the fire alarm systems in all four (4) garages and recommended immediate address of the same.

Pursuant to Section 18-90 of the Code of the City of Miami (Emergency Procurements), the MPA seeks ratification, by an affirmative four-fifths vote, of the written finding of an emergency and the waiver of competitive bidding requirements for this project. Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of services herein, including the right to negotiate and execute 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.

# ETEK

FIRE ALARMS INC.  
7750 W. 24<sup>TH</sup> AVENUE #25  
HIALEAH, FL 33016  
T-786-251-5203  
F-305-557-1805  
[efa.miami@gmail.com](mailto:efa.miami@gmail.com)

April 16, 2026

MIAMI PARKING AUTHORITY  
MARLINS GARAGE P1  
1402 NW 7 STREET  
MIAMI, FLORIDA 33125  
Attention: Daylin Hernandez

## PROPOSAL

JOB NO: 201630

REF: Fire Alarm System replacement/ upgrade [GARAGE, OFFICES AND COMMON AREAS].

SUBJECT: MARLINS GARAGE P1 – HOMEPLATE

### SCOPE/ INCLUDED WORK:

- Fire Alarm shop drawing, sign and sealed by P.E.
- Submittals.
- Permits (Fire Department and Electrical Department).
- Runner Service.
- 1 - EDWARDS Addressable Network /modular- Fire Alarm Control Panel.
- 1 - EDWARDS Addressable LCD80 annunciator.
- 15 - EDWARDS Addressable NACn panel control modules.
- 15 - EDWARDS Addressable Sync. Control activation modules.
- 1 - 5G WIRELESS COMM Panel w/ components.
- 82 - Batteries 12VDC = 18AH - 7.0AH
- 37- EDWARDS Addressable smoke detectors with base.
- 30- EDWARDS Weatherproof Addressable pull station.
- 6 - EDWARDS Addressable relay modules [elevator recall].
- 1 - EDWARDS Addressable 120vac shunt-trip monitor.
- 19 - EDWARDS Addressable monitor modules [waterflow].
- 233 - EDWARDS Addressable monitor modules [tamper switches].
- 5 - EDWARDS Addressable monitor modules [fire pump functions].
- 4 - EDWARDS Addressable duct detectors w/ sampling tubes.
- 7 - EDWARDS Addressable heat detectors.
- 10 - EDWARDS Addressable monitor valves/sprinklers [FIRE PUMP ROOM].
- 1 - EDWARDS Addressable SMOKE/ C.O control module [activation].
- 6 - EDWARDS Addressable input peripheral module (generator or suite input).
- 1 - Flow Bell w/ box and signage.
- 275 - Weatherproof Wall/ Ceiling Horn Strobe Milli-Candelas.
- 275 - Weatherproof system PVC box.
- All labor [devices connections, wiring, elevator interface, CO interface, trimming].
- System Programming and Commissioning.
- Materials - Wires, boxes, fittings, and pipe.
- Equipment -SCISSOR LIFTS
- Inspections. [FIRE AND INSTALLATION -ELECTRICAL].
- 1 - ALL Certification NFPA72 and UL.
- Warranty 1 year [EQUIPMENT / LABOR].

### NOT INCLUDED

- Any additional work required by Fire Department at inspection is not part of existing plans [BDA system/ TWC].
- Painting and patching.
- OVERTIME INSTALLATION [after regular hours 8AM -5PM or weekends].

**TOTAL: \$453,640.00**

# ETEK

FIRE ALARMS INC.  
7750 W. 24<sup>TH</sup> AVENUE #25  
HIALEAH, FL 33016  
T-786-251-5203  
F-305-557-1805  
[efa.miami@gmail.com](mailto:efa.miami@gmail.com)

April 16, 2026

MIAMI PARKING AUTHORITY  
MARLINS GARAGE P2  
1402 NW 7 STREET  
MIAMI, FLORIDA 33125  
Attention: Daylin Hernandez

## PROPOSAL

JOB NO: 201631

REF: Fire Alarm System replacement/ upgrade [GARAGE, OFFICES AND COMMON AREAS].

SUBJECT: MARLINS GARAGE P2 – THIRD BASE

### SCOPE/ INCLUDED WORK:

- Fire Alarm shop drawing, sign and sealed by P.E.
- Submittals.
- Permits (Fire Department and Electrical Department).
- Runner Service.
- 1 -EDWARDS Addressable Network /modular- Fire Alarm Control Panel.
- 1 - EDWARDS Addressable LCD80 annunciator.
- 17 - EDWARDS Addressable NACn panel control modules.
- 17 – EDWARDS Addressable Sync. Control activation modules.
- 1 – 5G WIRELESS COMM Panel w/ components.
- 82 - Batteries 12VDC = 18AH - 7.0AH
- 37- EDWARDS Addressable smoke detectors with base.
- 30- EDWARDS Weatherproof Addressable pull station.
- 6 - EDWARDS Addressable relay modules [elevator recall].
- 1 – EDWARDS Addressable 120vac shunt-trip monitor.
- 19 – EDWARDS Addressable monitor modules [waterflow].
- 233 – EDWARDS Addressable monitor modules [tamper switches].
- 5 – EDWARDS Addressable monitor modules [fire pump functions].
- 4 - EDWARDS Addressable duct detectors w/ sampling tubes.
- 7 – EDWARDS Addressable heat detectors.
- 10 -EDWARDS Addressable monitor valves/sprinklers [FIRE PUMP ROOM].
- 1 – EDWARDS Addressable SMOKE/ C.O control module [activation].
- 6 - EDWARDS Addressable Input peripheral module (generator or suite input).
- 1 - Flow Bell w/ box and signage.
- 496 – Weatherproof Wall/ Ceiling Horn Strobe Multi-Candela.
- 496 – Weatherproof system PVC box.
- All labor [devices connections, wiring, elevator interface, CO interface, trimming].
- System Programming and Commissioning.
- Materials – Wires, boxes, fittings, and pipe.
- Equipment -SCISSOR LIFTS
- Inspections. [FIRE AND INSTALLATION -ELECTRICAL].
- 1 - ALL Certification NFPA72 and UL.
- Warranty 1 year [EQUIPMENT / LABOR].

### NOT INCLUDED

- Any additional work required by Fire Department at inspection is not part of existing plans [BDA system/ TWC].
- Painting and patching.
- OVERTIME INSTALLATION [after regular hours 8AM -5PM or weekends].

**TOTAL: \$586,240.00**

# ETEK

FIRE ALARMS INC.  
 7750 W. 24<sup>TH</sup> AVENUE #25  
 HIALEAH, FL 33016  
 T-786-251-5203  
 F-305-557-1805  
[efa.miami@gmail.com](mailto:efa.miami@gmail.com)

April 29, 2026

MIAMI PARKING AUTHORITY  
 MARLINS GARAGE P3  
 1502 NW 4 STREET  
 MIAMI, FLORIDA 33125  
 Attention: Jennifer Garcia

## PROPOSAL

JOB NO: 201636

REF: Fire Alarm System replacement/ upgrade [GARAGE, OFFICES AND COMMON AREAS].

SUBJECT: MARLINS GARAGE P3 – FIRST BASE GARAGE

### SCOPE/ INCLUDED WORK:

- Fire Alarm shop drawing, sign and sealed by P.E.
- Submittals.
- Permits (Fire Department and Electrical Department).
- Runner Service.
- 1 -EDWARDS Addressable Network /modular- Fire Alarm Control Panel.
- 1 - EDWARDS Addressable LCD80 annunciator.
- 15 - EDWARDS Addressable NACn panel control modules.
- 15 – EDWARDS Addressable Sync. Control activation modules.
- 1 – 5G WIRELESS COMM Panel w/ components.
- 82 - Batteries 12VDC = 18AH - 7.0AH
- 37- EDWARDS Addressable smoke detectors with base.
- 30- EDWARDS Weatherproof Addressable pull station.
- 6 - EDWARDS Addressable relay modules [elevator recall].
- 1 – EDWARDS Addressable 120vac shunt-trip monitor.
- 19 – EDWARDS Addressable monitor modules [waterflow].
- 233 – EDWARDS Addressable monitor modules [tamper switches].
- 5 – EDWARDS Addressable monitor modules [fire pump functions].
- 4 - EDWARDS Addressable duct detectors w/ sampling tubes.
- 7 – EDWARDS Addressable heat detectors.
- 10 -EDWARDS Addressable monitor valves/sprinklers [FIRE PUMP ROOM].
- 1 – EDWARDS Addressable SMOKE/ C.O control module [activation].
- 6 - EDWARDS Addressable input peripheral module (generator or suite input).
- 1 - Flow Bell w/ box and signage.
- 275 – Weatherproof Wall/ Ceiling Horn Strobe Milli-Candelas.
- 275 – Weatherproof system PVC box.
- All labor [devices connections, wiring, elevator interface, CO interface, trimming].
- System Programming and Commissioning.
- Materials – Wires, boxes, fittings, and pipe.
- Equipment -SCISSOR LIFTS
- Inspections. [FIRE AND INSTALLATION -ELECTRICAL].
- 1 - ALL Certification NFPA72 and UL.
- Warranty 1 year [EQUIPMENT / LABOR].

### NOT INCLUDED

- Any additional work required by Fire Department at inspection is not part of existing plans [BDA system/ TWC].
- Painting and patching.
- OVERTIME INSTALLATION [after regular hours 8AM -5PM or weekends].

**TOTAL: \$440,000.00**

# ETEK

FIRE ALARMS INC.  
7750 W. 24<sup>TH</sup> AVENUE #25  
HIALEAH, FL 33016  
T-786-251-5203  
F-305-557-1805  
[efa.miami@gmail.com](mailto:efa.miami@gmail.com)

April 29, 2026

MIAMI PARKING AUTHORITY  
MARLINS GARAGE P4  
1402 NW 4 STREET  
MIAMI, FLORIDA 33125  
Attention: Jennifer Garcia

## PROPOSAL

JOB NO: 201637

REF: Fire Alarm System replacement/ upgrade [GARAGE, OFFICES AND COMMON AREAS].

SUBJECT: MARLINS GARAGE P4 – CENTER FIELD GARAGE

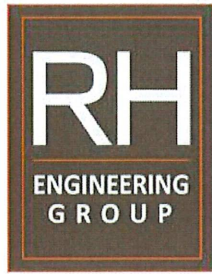
### SCOPE/ INCLUDED WORK:

- Fire Alarm shop drawing, sign and sealed by P.E.
- Submittals.
- Permits (Fire Department and Electrical Department).
- Runner Service.
- 1 -EDWARDS Addressable Network /modular- Fire Alarm Control Panel.
- 1 - EDWARDS Addressable LCD80 annunciator.
- 17 - EDWARDS Addressable NACn panel control modules.
- 17 – EDWARDS Addressable Sync. Control activation modules.
- 1 – 5G WIRELESS COMM Panel w/ components.
- 82 - Batteries 12VDC = 18AH - 7.0AH
- 37- EDWARDS Addressable smoke detectors with base.
- 30- EDWARDS Weatherproof Addressable pull station.
- 6 - EDWARDS Addressable relay modules [elevator recall].
- 1 – EDWARDS Addressable 120vac shunt-trip monitor.
- 19 – EDWARDS Addressable monitor modules [waterflow].
- 233 – EDWARDS Addressable monitor modules [tamper switches].
- 5 – EDWARDS Addressable monitor modules [fire pump functions].
- 4 - EDWARDS Addressable duct detectors w/ sampling tubes.
- 7 – EDWARDS Addressable heat detectors.
- 10 -EDWARDS Addressable monitor valves/sprinklers [FIRE PUMP ROOM].
- 1 – EDWARDS Addressable SMOKE/ C.O control module [activation].
- 6 - EDWARDS Addressable input peripheral module (generator or suite input).
- 1 - Flow Bell w/ box and signage.
- 496 – Weatherproof Wall/ Ceiling Horn Strobe Multi-Candela.
- 496 – Weatherproof system PVC box.
- All labor [devices connections, wiring, elevator interface, CO interface, trimming].
- System Programming and Commissioning.
- Materials – Wires, boxes, fittings, and pipe.
- Equipment -SCISSOR LIFTS
- Inspections. [FIRE AND INSTALLATION -ELECTRICAL].
- 1 - ALL Certification NFPA72 and UL.
- Warranty 1 year [EQUIPMENT / LABOR].

### NOT INCLUDED

- Any additional work required by Fire Department at inspection is not part of existing plans [BDA system/ TWC].
- Painting and patching.
- OVERTIME INSTALLATION [after regular hours 8AM -5PM or weekends].

**TOTAL: \$456,000.00**



March 6, 2026

Miami Parking Authority  
c/o Mrs. Jennifer Garcia, Project Manager  
40 NW 3<sup>rd</sup> Street, Suite 1103  
Miami, FL 33128

**RE: Marlins Stadium Parking Garage Concrete Restoration  
Final Inspection Report  
RHEG Project #2018**

Dear Mrs. Garcia,

I wanted to inform you that we have successfully completed the restoration project for the four Marlins Parking Garages under our project number listed above. We completed our final inspection of the facilities on February 19, 2026. Structural restoration along with repairs to the fire sprinkler system in all 4 garages were successfully completed as per the approved permit construction documents. As part of our final walkthrough in the facilities, we did note several concerning items that are new conditions which we wanted to bring to your attention.

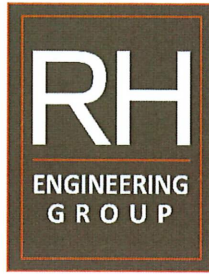
We have previously noted and advised regarding water penetration throughout the facilities as being prevalent, but the new condition is the increased level of penetration and damage that the water has created to the existing fire alarm systems in all 4 facilities. We have noted severe damage to the hardware associated with the fire alarm systems. This prompted us to meet recently with an electrical contractor and a fire alarm company to review the existing conditions and gain access to the inner workings of the systems in order to observe the level of damage that has been created. Those fire alarm inspections revealed damage to the wiring and hardware where water continues to penetrate causing extreme deterioration of the entire overall system and its operation in each garage (see attached photos).

The fire alarm is a major life safety component of the facilities that must always be fully operational. The damage is so severe that I believe an emergency situation of the fire alarm life safety system in each garage has been created and needs immediate attention.

If you have any questions or would like to discuss this matter further, please let me know.

*Roberto Hernandez*

Roberto L. Hernandez, P.E.  
PE#53855 SI#2003



April 16, 2026

Miami Parking Authority (Client)  
c/o Mrs. Alejandra Argudin, CEO  
40 N.W. 3rd Street, Suite 1103  
Miami, FL. 33128

**RE: Marlins Parking Garages P1, P2, P3 & P4 Fire Alarm Project  
Project Management Proposal (Agreement)  
RHEG Project #2623**

Dear Mrs. Argudin,

We are pleased to offer our engineering services for Project Management of the Marlins Garages P1, P2, P3 & P4 Fire Alarm Replacement Project. The project work scope entails full removal of existing system and replacement with new fire alarm system including hardware along with any additional miscellaneous work that is required to provide a complete system.

**Part 1 Work Scope:**

- 1.1 RH Engineering Group (Engineer) will attend as required all owner and contractor meetings serving as client/owner representative.
- 1.2 Engineer will consult with client and advise on issues related to the construction of the project.
- 1.3 Engineer will visit the job sites as required (minimum 2 each per month) to observe the job progress, assist in coordinating response to pending items from the construction team, and to pre-review the construction draws for payment applications.
- 1.4 Engineer will assist the electrical design professional team (others) and general contractor in resolving issues that may develop during the project.
- 1.5 Engineer will monitor the job progress and review change orders as to scope and merit. Allowance items will also be reviewed for potential savings. Negotiate change orders on behalf of the client.
- 1.6 Engineer will assist in creation of punch list with client at project close out and verify its satisfactory completion.

**Part 2 Exclusions:**

- 2.1 Permit processing.
- 2.2 Other items not specifically included.

**Part 3 Fee:**

- 3.1 We propose completing the work scope outlined in Part 1 for monthly lump sum of \$6,000 until certificate of completion is obtained for the project.
- 3.2 If in-progress field inspections by electrical design professional team are necessary, these charges will be additional and billed at hourly rates listed below.
- 3.3 Any additional work scope requested that is not specifically included in the above can be provided at hourly rates.

**Part 4 Hourly Rates:**

Principal	\$250.00
Senior Engineer	\$185.00
Project Manager	\$170.00
Engineer	\$150.00
Inspector	\$125.00
CADD Technician	\$110.00
Clerical	\$65.00

If the above is satisfactory, please return a signed Proposal (Agreement).

Attached are the Terms and Conditions that are made part of this Proposal (Agreement). If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

*Roberto Hernandez*  
Roberto L. Hernandez, P.E.

**Proposal (Agreement) Acceptance**

Acknowledged and agreed to on this 16 day of April, 2026


By: *[Signature]*  
Authorized signatory of Miami Parking Authority

*[Signature]*



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TO: Alejandra Argudin, CEO, Miami Parking Authority

FROM: Jennifer Garcia, Senior Project & Property Manager, Miami Parking Authority 

SUBJECT: Emergency Procurement of Marlins Parking Garages Fire Alarm Systems Project and Waiver of Competitive Bidding pursuant to Section 18-90 of the Code of the City of Miami (Emergency Procurements)

DATE: April 16, 2026

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The critical condition of the Marlins Garages fire alarm systems poses life safety concerns. The existing systems must be removed and replaced with new fire alarm systems, including hardware. Related work such as testing, inspections, and certification for code-compliant operation must also be performed. Subject to certification by the Chief Financial Officer that the necessary funds are available, approval for the waiver of competitive sealed bidding requirements and immediate performance of the necessary work as outlined below and in the attached documents is recommended. This finding will be presented for ratification to the MPA Board of Directors at the next available Board Meeting. Pursuant to Section 18-90 of the Code of the City of Miami (Emergency Procurements), approval must be ratified by an affirmative four-fifths vote.

Explanation of Circumstances: During the inspection process, RH Engineering Group, Inc., an MPA contracted structural engineering firm, noted that persistent water intrusion had damaged the hardware associated with the fire alarm systems in all four (4) garages. RH Engineering then consulted with ETEK Fire Alarms Inc., an MPA contracted fire alarm monitoring vendor, to determine a plan of action. Pursuant to the attached RH Engineering Final Inspection Report (RHEG Project No. 2018), this matter requires immediate attention.

It is proposed that the necessary engineering services and project management be performed for this project pursuant to the current MPA Professional Services Agreement with RH Engineering. It is most practical and advantageous for ETEK to perform the fire alarm systems replacements and upgrades pursuant to the current Life Safety System Service Agreements between the MPA and ETEK, which outline that a factory trained certified technician is responsible for the testing, parts replacement, code conformance, provision of equipment and necessary electrical service.



Memo – Emergency Procurement of Marlins Garages Fire Alarm Systems Project  
April 16, 2026  
Page 2

Certification of Fund Availability:

The City of Miami has allocated approximately \$2.1 million for the fire alarm systems in the Marlins Repair Capital Project No. 40-B203408 and the City Manager is aware of these conditions.

Certification of Funding Availability:

A handwritten signature in blue ink, appearing to read 'Mirtha Dziedzic', written over a horizontal line.

Mirtha Dziedzic, Chief Financial Officer

Date:

4-16-26

Finding of Emergency Conditions and Approval to Waive Competitive Sealed Bidding:

Under the circumstances, it is not advantageous or practicable for the MPA to use competitive bidding methods for this project. Pursuant to Section 18-90 of the Code of the City of Miami (Emergency Procurements), competitive sealed bidding is waived for the Marlins Parking Garages Fire Alarm Systems Project.

A handwritten signature in blue ink, appearing to read 'Alejandra Argudin', written over a horizontal line.

Alejandra Argudin, Chief Executive Officer

Date:

4/16/26

# OPERATIONS REPORT

MARCH 2026

## ON-STREET

	(Actuals)	(Budget)
On-Street Revenue	\$4,211,330	\$4,038,714
Total Number of PAD's:	65	
Total Number of On-Street Spaces Citywide:	13,294	

## MOBILE APPS

<u>Revenue</u>	<u>Transactions</u>
\$4,491,059	949,681
% of Revenue: 99%	

## ENFORCEMENT

Total number of citations issued: 23,698  
Revenue generated for the City of Miami: \$546,814  
Revenue generated for Miami-Dade County: \$278,569

## OFF-STREET

	(Actuals)	(Budget)
Parking Garages Revenue	\$990,075	\$985,314
Parking Lots Revenue	\$1,139,561	\$1,102,826

## Facilities

	Monthly Customers	Transient Customers
Garage 1	1,223	19,991
Garage 3	1,428	18,087
Garage 4	1,336	8,942
Garage 5	247	14,232
Lots	1,798	

Number of Garages managed/owned by MPA: 13  
Number of Lots managed/owned by MPA: 67  
Number of Off-Street spaces: 33,182

**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	\$104,183	12%
Feb-25	\$88,630	Feb-26	\$98,037	11%
Mar-25	\$96,858	Mar-26	\$125,020	29%
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		
<b>Total</b>	<b>\$1,079,403</b>	<b>Total</b>	<b>\$610,100.00</b>	

*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	1,873	-10%
Feb-25	2,029	Feb-26	1,800	-11%
Mar-25	1,990	Mar-26	2,255	13%
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		
<b>Total</b>	<b>22,396</b>	<b>Total</b>	<b>11,449</b>	

# MIAMI-DADE COUNTY PARKS

## KEY PERFORMANCE INDICATORS

### Operations

#### *Revenues*

Month	Pay By Phone/Parkon FY 24/25	PayByPhone	ParkMobile	Parkon	Total Revenue	PM As % of Total Revenue
Jul-25	\$ 748,737	\$ 824,241	\$ 2,975	\$ 30,258	\$ 857,474	0%
Aug-25	\$ 512,038	\$ 748,559	\$ -	\$ 31,778	\$ 780,337	0%
Sep-25	\$ 581,142	\$ 466,972	\$ 7,237	\$ 19,841	\$ 494,050	1%
Oct-25	\$ 329,006	\$ 450,060	\$ 15,962	\$ 14,733	\$ 480,755	3%
Nov-25	\$ 495,127	\$ 538,919	\$ 51,178	\$ 26,064	\$ 616,161	8%
Dec-25	\$ 386,183	\$ 483,393	\$ 93,423	\$ 21,031	\$ 597,847	16%
Jan-26	\$ 480,618	\$ 429,884	\$ 95,609	\$ 19,888	\$ 545,381	18%
Feb-26	\$ 791,981	\$ 516,419	\$ 109,950	\$ 22,740	\$ 649,109	17%
Mar-26	\$ 903,242	\$ 668,812	\$ 144,615	\$ 37,229	\$ 850,656	17%
Apr-26					\$ -	
May-26					\$ -	
Jun-26					\$ -	
Jul-26					\$ -	
<b>Total</b>	<b>\$ 5,228,074.00</b>	<b>\$ 5,127,259.00</b>	<b>\$ 520,949.07</b>	<b>\$ 223,562.00</b>	<b>\$ 5,871,770.07</b>	<b>9%</b>

#### *Citations*

FY 2025	Citations Issued	FY 2026	Citations Issued	YoY Percent Change
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%
Jan-25	2,703	Jan-26	2,593	-4%
Feb-25	3,451	Feb-26	2,712	-21%
Mar-25	2,542	Mar-26	3,195	26%
Apr-25	3,005	Apr-26		
May-25	3,060	May-26		
Jun-25	2,945	Jun-26		
<b>Total</b>	<b>33,911</b>	<b>Total</b>	<b>23,474</b>	

**VILLAGE OF PALMETTO BAY**  
**KEY PERFORMANCE INDICATORS**

**Operations**

*Revenues*

Month	PayByPhone	ParkMobile	Total Revenues	PM As % of Transactions
Feb-26	\$ 370	\$ 2	\$ 372	1%
Mar-26	\$ 1,482	\$ 693	\$ 2,175	32%
Apr-26				
May-26				
Jun-26				
Jul-26				
Aug-26				
Sep-26				
Oct-26				
Nov-26				
Dec-26				
Jan-27				
Feb-27				
<b>Total</b>	<b>\$ 1,852.00</b>	<b>\$ 695.00</b>	<b>\$ 2,547.00</b>	<b>27%</b>

# 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	\$ 3,154,477	\$ 996,618	\$ 4,151,095	24%
Feb-26	\$ 2,894,989	\$ 912,237	\$ 3,807,226	24%
Mar-26	\$ 3,232,790	\$ 1,258,269	\$ 4,491,059	28%
Apr-26				
<b>Total</b>	<b>\$ 42,536,977.08</b>	<b>\$ 9,529,162.23</b>	<b>\$ 52,066,139.31</b>	<b>18%</b>

### 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	667,525	223,593	891,118	25%
Feb-26	611,146	205,118	816,264	25%
Mar-26	683,104	266,577	949,681	28%
Apr-26				
<b>Total</b>	<b>9,129,190</b>	<b>1,981,615</b>	<b>11,110,805</b>	<b>18%</b>