

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

TUESDAY, JUNE 2, 2026

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

TUESDAY, JUNE 2, 2026

8:00 A. M.

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

June 2, 2026

8:00 a.m.

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

1. April 2026 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage

2. Bank Reconciliations

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

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



TO: Honorable Chairperson and Members of the Off-Street Parking Board
FROM: Alejandra Argudin, CEO, Miami Parking Authority *A Argudin*
SUBJECT: Financial Summaries For the Period Ended April 30, 2026
DATE: June 2, 2026

The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended April 30, 2026.

AA:md

Attachment

MIAMI PARKING AUTHORITY

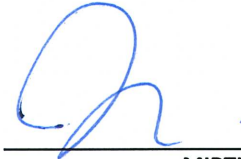
Revenue and Expenses Summary
For the Seven Months ended April 30, 2026

	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	40,719,349	38,812,997	38,178,481	2,540,868	6.7	1,906,352	4.9
Direct Operating Expenses	17,325,643	18,071,166	16,874,588	(451,055)	(2.7)	745,523	4.1
Operating Results	23,393,706	20,741,831	21,303,893	2,089,813	9.8	2,651,875	12.8
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(1,825,623)	(2,100,000)	(1,897,187)	71,564	3.8	274,377	13.1
Interest Income	1,091,338	93,331	1,127,153	(35,815)	3.2	998,007	(1,069.3)
Lower of Cost of Market - Investments	(155,428)	-	52,182	(207,610)	397.9	(155,428)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	46.3	72,900	-
Interest Expense	(736,873)	(720,741)	(780,973)	44,100	5.6	(16,132)	(2.2)
Net Revenue In Excess of Expenses	21,840,020	18,014,421	19,940,827	1,899,193	9.5	3,825,599	21.2

The above summary represents the financial performance of the agency for the (7) months ended April 30, 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 April 30, 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	6,719,152	6,060,044	5,638,817	1,080,335	19.2	659,108	10.9
Direct Operating Expenses	2,467,101	2,603,426	2,535,002	67,901	2.7	136,325	5.2
Operating Results	4,252,051	3,456,618	3,103,815	1,148,236	37.0	795,433	23.0
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(260,215)	(300,000)	(265,531)	5,316	(2.0)	39,785	13.3
Interest Income	124,535	13,333	242,422	(117,887)	(48.6)	111,202	(834.0)
Lower of Cost of Market - Investments	(4,021)	-	75,025	(79,046)	(105.4)	(4,021)	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Net Revenue In Excess of Expenses	4,007,082	3,066,988	3,044,163	962,919	31.6	940,094	30.7

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Seven Months ended April 30, 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							
Off-Street Facilities	4,619,013	4,663,755	4,427,082	191,931	4.3	(44,742)	(1.0)
Parking Lots	7,048,999	7,003,418	6,942,256	106,743	1.5	45,581	0.7
On-Street	27,505,510	25,770,604	25,233,299	2,272,211	9.0	1,734,906	6.7
Management Fees	846,391	616,889	809,246	37,145	4.6	229,502	37.2
Other	699,437	758,331	766,598	(67,161)	(8.8)	(58,894)	(7.8)
Total Operating Revenue	40,719,350	38,812,997	38,178,481	2,540,869	6.7	1,906,353	4.9
Operating Expenses							
Salaries, Wages & Fringe Benefits	6,756,020	7,553,084	6,558,008	(198,012)	(3.0)	797,064	10.6
Repairs, Maintenance, Cleaning & Landscape	1,426,480	1,505,718	1,401,968	(24,512)	(1.7)	79,238	5.3
Security	1,047,059	1,119,195	1,039,974	(7,085)	(0.7)	72,136	6.4
Utilities	385,693	421,267	467,989	82,296	17.6	35,574	8.4
Insurance	891,054	876,918	1,000,087	109,033	10.9	(14,136)	(1.6)
Rental - Building/Land/Auto	324,688	379,226	276,631	(48,057)	(17.4)	54,538	14.4
Assessment Expenses	599,981	598,721	566,231	(33,750)	(6.0)	(1,260)	(0.2)
Revenue Sharing	1,740,806	1,593,623	1,746,845	6,039	0.3	(147,183)	(9.2)
Parking Meter Parts & Installation	17,122	59,305	22,405	5,283	23.6	42,183	71.1
Professional - Audit	79,282	107,268	79,282	-	-	27,986	26.1
Professional - Legal Services	68,614	74,375	68,614	-	-	5,761	7.7
Professional - Other	433,305	402,911	478,347	45,042	9.4	(30,394)	(7.5)
Professional - Pay and Display Fees	88,823	100,161	68,742	(20,081)	(29.2)	11,338	11.3
Bank Charges	2,256,027	2,050,692	1,954,605	(301,422)	(15.4)	(205,335)	(10.0)
Supplies & Miscellaneous	544,343	522,725	458,002	(86,341)	(18.9)	(21,618)	(4.1)
Other Expenses	230,439	235,165	247,861	17,422	7.0	4,726	2.0
Advertising & Promotion	435,909	470,812	438,997	3,088	0.7	34,903	7.4
Total Operating Expenses	17,325,645	18,071,166	16,874,588	(451,057)	(2.7)	745,521	4.1
Operating Results Before Depr & Amort	23,393,705	20,741,831	21,303,893	2,089,812	9.8	2,651,874	12.8
Depreciation & Amortization	(1,825,623)	(2,100,000)	(1,897,187)	71,564	3.8	274,377	13.1
Operating Results	21,568,082	18,641,831	19,406,706	2,161,376	11.1	2,926,251	15.7
Non-Operating Revenues (Expenses):							
Interest Income	1,091,338	93,331	1,127,153	(35,815)	(3.2)	998,007	1,069.3
Lower of Cost of Market - Investments	(155,428)	-	52,182	(207,610)	(397.9)	(155,428)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	(46.3)	72,900	-
Interest Expense	(736,873)	(720,741)	(780,973)	44,100	(5.6)	(16,132)	2.2
Total Non-Operating	271,937	(627,410)	534,121	(262,184)	(49.1)	899,347	(143.3)
Net Revenue In Excess of Expenses	21,840,019	18,014,421	19,940,827	1,899,192	9.5	3,825,598	21.2

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Month Ended April 30, 2026

	Variances							Note(s)	
	FY 2026	FY 2026	FY 2025	Actual		FY 2026 Actual			
	Actual	Adopted Budget	Actual	FY 2026 vs. FY 2025		vs. FY 2026 Budget			
	\$	\$	\$	\$	%	\$	%		
Operating Revenue									
Off-Street Facilities	720,269	712,600	697,041	23,228	3.3	7,669	1.1		
Parking Lots	1,035,563	1,102,826	1,003,282	32,281	3.2	(67,263)	(6.1)		
On-Street	4,713,067	4,038,714	3,730,695	982,372	26.3	674,353	16.7		
Management Fees	157,672	97,571	120,180	37,492	31.2	60,101	61.6		
Other	92,580	108,333	87,618	4,962	5.7	(15,753)	(14.5)		
Total Operating Revenue	6,719,151	6,060,044	5,638,816	1,080,335	19.2	659,107	10.9		
Operating Expenses									
Salaries, Wages & Fringe Benefits	917,543	1,079,012	990,574	73,031	7.4	161,469	15.0		
Repairs, Maintenance, Cleaning & Landscape	205,798	201,493	190,056	(15,742)	(8.3)	(4,305)	(2.1)		
Security	125,069	157,740	154,319	29,250	19.0	32,671	20.7		
Utilities	47,509	58,905	57,969	10,460	18.0	11,396	19.3		
Insurance	127,391	125,274	146,463	19,072	13.0	(2,117)	(1.7)		
Rental - Building/Land/Auto	52,910	62,746	39,518	(13,392)	(33.9)	9,836	15.7		
Assessment Expenses	90,063	81,787	80,641	(9,422)	(11.7)	(8,276)	(10.1)		
Revenue Sharing	272,080	237,657	265,321	(6,759)	(2.5)	(34,423)	(14.5)	1	
Parking Meter Parts & Installation	1,319	8,325	1,619	300	18.5	7,006	84.2		
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	51,684	59,742	112,457	60,773	54.0	8,058	13.5		
Professional - Technology Fees	4,018	10,564	10,851	6,833	63.0	6,546	62.0		
Bank Charges	342,330	303,246	293,009	(49,321)	(16.8)	(39,084)	(12.9)	2	
Supplies & Miscellaneous	113,004	93,550	82,575	(30,429)	(36.9)	(19,454)	(20.8)	3	
Other Expenses	42,130	38,526	31,527	(10,603)	(33.6)	(3,604)	(9.4)		
Advertising & Promotion	53,126	58,910	56,976	3,850	6.8	5,784	9.8		
Total Operating Expenses	2,467,102	2,603,426	2,535,003	67,901	2.7	136,324	5.2		
Operating Results Before Depr & Amort	4,252,049	3,456,618	3,103,813	1,148,236	37.0	795,431	23.0		
Depreciation & Amortization	(260,215)	(300,000)	(265,531)	5,316	2.0	39,785	(13.3)		
Operating Results	3,991,834	3,156,618	2,838,282	1,153,552	40.6	835,216	26.5		
Non-Operating Revenues (Expenses):									
Interest Income	124,535	13,333	242,422	(117,887)	48.6	111,202	834.0		
Lower of Cost or Market - Investments	(4,021)	-	75,025	(79,046)	105.4	(4,021)	-		
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2		
Total Non-Operating	15,246	(89,630)	205,879	(190,633)	(92.6)	104,876	(117.0)		
Net Revenue In Excess of Expenses	4,007,080	3,066,988	3,044,161	962,919	31.6	940,092	30.7		

Summary of Major Variances

For the Month Ended April 30, 2026

- 1 **Revenue Sharing** - This category is a contractual amount that is either a percentage of revenue or net revenue in excess of expenses. This number has a direct relationship with revenues as revenues increase/decrease for these managed operations there will be a proportional increase/decrease in the expense category. For the month of April this line item had a negative variance of \$34k.

- 2 **Bank Charges** - The negative variance of \$39k is attributable to system-wide credit card usage being more than anticipated.

- 3 **Supplies and Miscellaneous** - The negative variance of \$19k is the due primarily to the payment of 2 invoices submitted late by the vendor.

The above summary represents the major variances from budget for the month ended April 30, 2026



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Seven Months ended April 30, 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	2,003,700	1,866,472	1,892,755	110,945	5.9	137,228	7.4
Direct Operating Expenses	828,766	817,649	1,165,180	336,414	28.9	(11,117)	(1.4)
Net Revenue In Excess of Expenses	1,174,934	1,048,823	727,576	447,359	61.5	126,111	12.0
Captial Expenses	1,672,002	-	1,239,300	432,702	34.9	1,672,002	0.0
Total Net of Captial Expenses	(497,068)	1,048,823	(511,725)	14,657	(2.9)	(1,545,891)	(147.4)

The above summary represents the financial performance of the agency for the (7) months ended April 30, 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 April 30, 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	280,818	285,402	283,975	(3,156)	(1.1)	(4,584)	(1.6)
Direct Operating Expenses	111,718	115,106	107,982	(3,736)	(3.5)	3,388	2.9
Net Revenue in Excess of Expenses	169,101	170,296	175,993	(6,892)	(3.9)	(1,195)	(0.7)
Captial Expenses	-	-	336,384	(336,384)	(100.0)	-	0.0
Total Net of Captial Expenses	169,101	170,296	(160,391)	329,492	(205.4)	(1,195)	(0.7)

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Seven Months ended April 30, 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		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	1,190,195	1,172,758	1,185,967	4,228	0.4	17,437	1.5	
Daily Revenue	692,271	557,130	582,157	110,114	18.9	135,141	24.3	
Special Event Revenue	121,024	136,584	124,421	(3,397)	(2.7)	(15,560)	(11.4)	
Other	210	-	210	-	-	210	-	
Total Operating Revenue	2,003,700	1,866,472	1,892,755	110,945	5.9	137,228	7.4	
Operating Expenses								
Salaries, Wages & Fringe Benefits	177,748	209,807	186,090	8,342	4.5	32,059	15.3	
Repairs, Maintenance, Cleaning & Landscape	158,748	107,632	93,127	(65,621)	(70.5)	(51,116)	(47.5)	
Security	272,123	286,070	272,749	626	0.2	13,947	4.9	
Utilities	58,594	60,914	56,863	(1,730)	(3.0)	2,320	3.8	
Insurance	41,373	34,195	41,672	299	0.7	(7,178)	(21.0)	
Legal & Professional	16,091	21,175	410,310	394,219	96.1	5,084	24.0	
Supplies & Printing	-	4,534	3,645	3,645	100.0	4,534	100.0	
Mgmt Fees & Admin O/H	104,089	93,322	98,269	(5,820)	(5.9)	(10,767)	(11.5)	
Other Expenses	-	-	2,454	2,454	100.0	-	-	
Total Operating Expenses	828,766	817,649	1,165,180	336,414	28.9	(11,117)	(1.4)	
Net Revenue In Excess of Expenses	1,174,934	1,048,823	727,576	447,359	61.5	126,111	12.0	
Captial Expenses	1,672,002	-	1,239,300	432,702	34.9	1,672,002	0.0	
Total Net of Captial Expenses	(497,068)	1,048,823	(511,725)	14,657	(2.9)	(1,545,891)	(147.4)	

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Month Ended April 30, 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		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	162,885	162,373	168,550	(5,664)	(3.4)	512	0.3	
Daily Revenue	100,073	80,175	96,557	3,516	3.6	19,898	24.8	
Special Event Revenue	17,830	42,854	18,838	(1,008)	(5.3)	(25,024)	(58.4)	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	280,818	285,402	283,975	(3,156)	(1.1)	(4,584)	(1.6)	
Operating Expenses								
Salaries, Wages & Fringe Benefits	23,206	29,971	27,304	4,098	15.0	6,765	22.6	
Repairs, Maintenance, Cleaning & Landscape	18,141	15,376	12,796	(5,344)	(41.8)	(2,765)	(18.0)	
Security	37,575	38,559	36,758	(816)	(2.2)	984	2.6	
Utilities	8,139	9,020	7,773	(366)	(4.7)	881	9.8	
Insurance	5,732	4,885	5,862	130	2.2	(847)	(17.3)	
Legal & Professional	4,327	3,025	1,822	(2,505)	(137.5)	(1,302)	(43.0)	
Mgmt Fees & Admin O/H	14,599	14,270	14,717	119	0.8	(329)	(2.3)	
Other Expenses	-	-	949	949	100.0	-	-	
Total Operating Expenses	111,718	115,106	107,982	(3,736)	(3.5)	3,388	2.9	
Net Revenue In Excess of Expenses	169,101	170,296	175,993	(6,892)	(3.9)	(1,195)	(0.7)	
Captial Expenses	-	-	336,384	(336,384)	(100.0)	-	0.0	
Total Net of Captial Expenses	169,101	170,296	(160,391)	329,492	(205.4)	(1,195)	(0.7)	

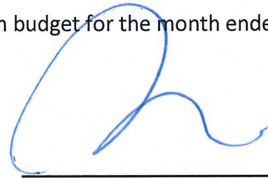
JAMES L. KNIGHT CENTER GARAGE
Summary of Major Variances
For the Month Ended April 30, 2026

No variances to report.

The above summary represents the major variances from budget for the month ended April 30, 2026



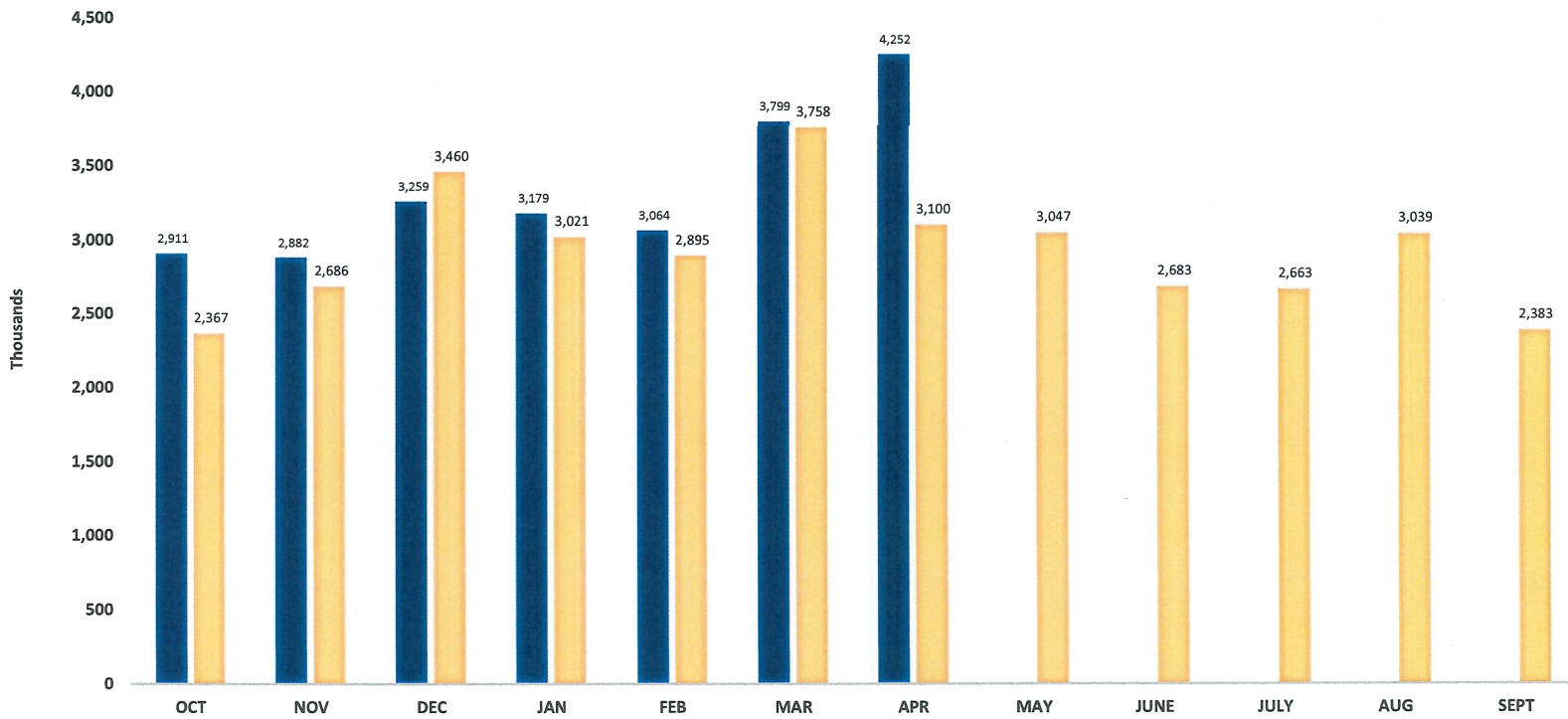
ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY OPERATING INCOME

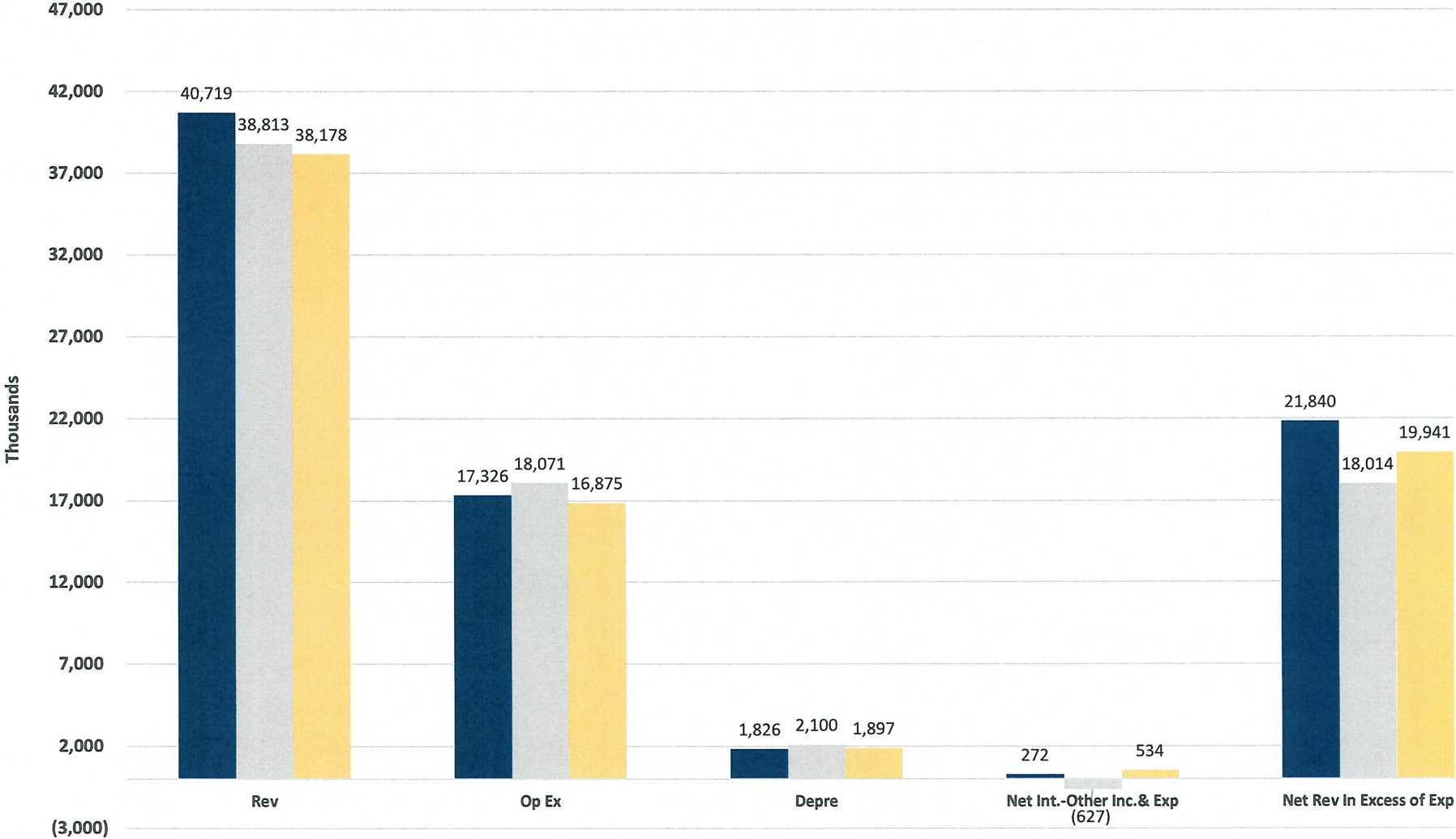
■ Fiscal 2026 ■ Fiscal 2025



MIAMI PARKING AUTHORITY

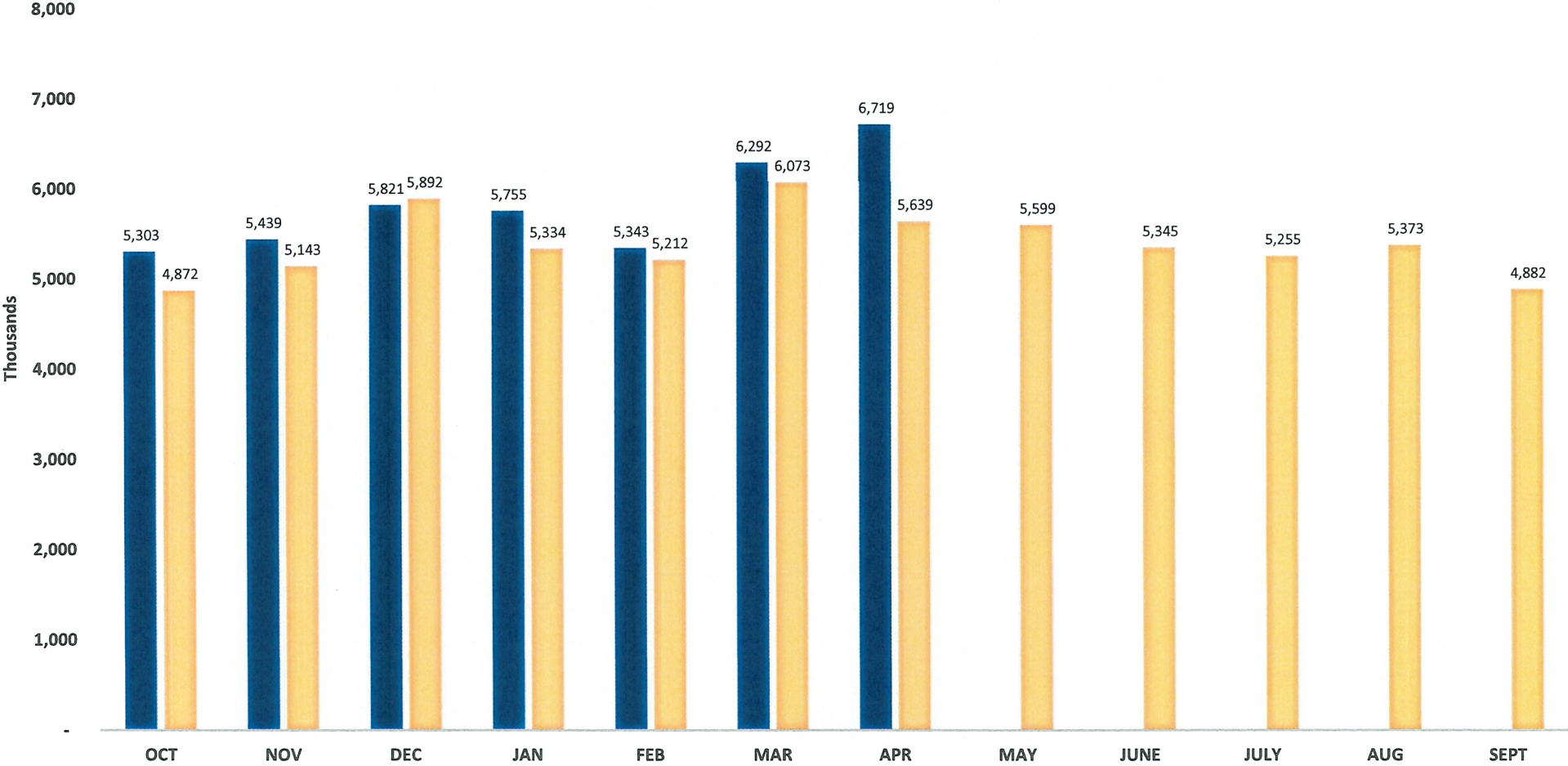
For The Seven Months Ended April 30, 2026

■ CURRENT YEAR
 ■ BUDGET
 ■ PRIOR YEAR



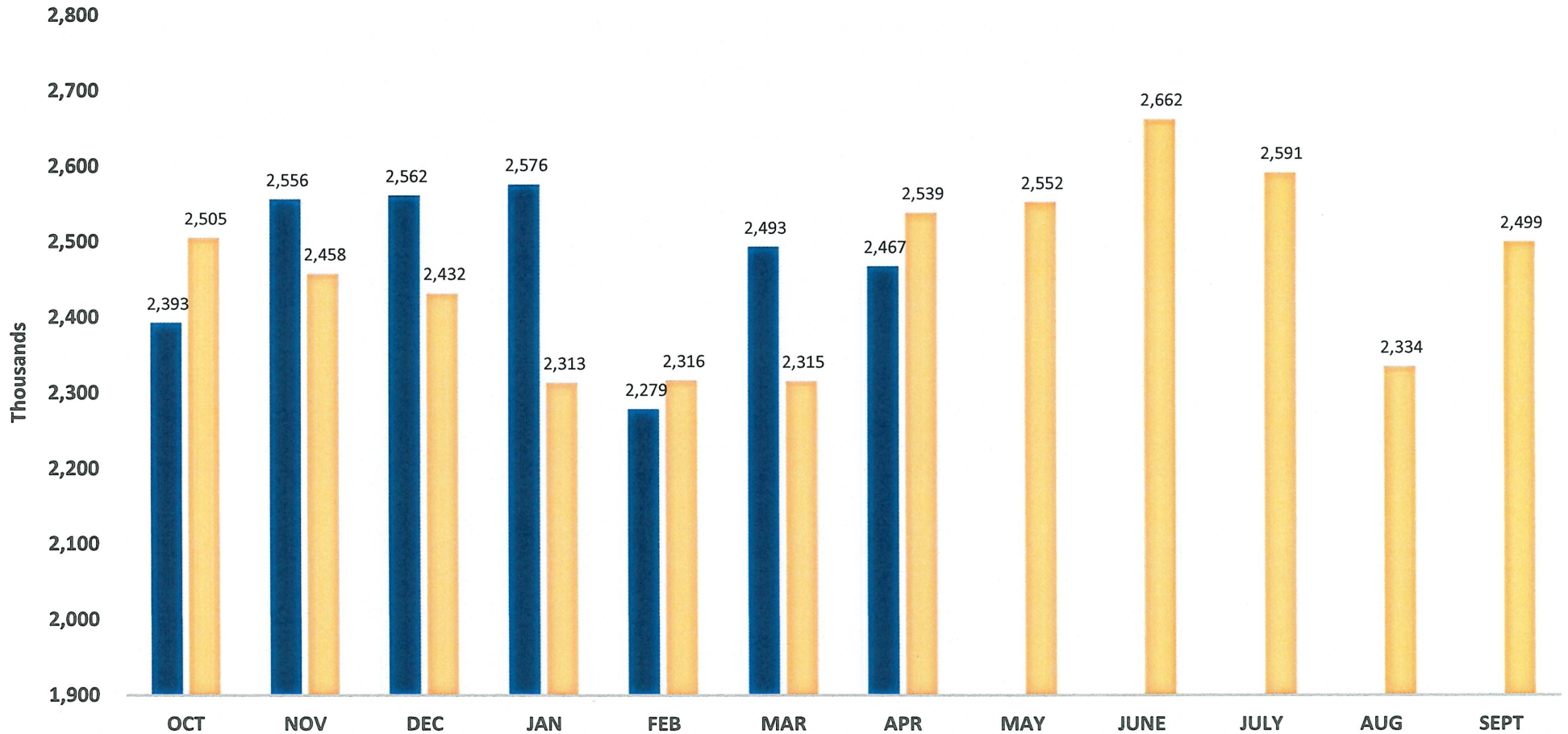
MIAMI PARKING AUTHORITY OPERATING REVENUE

Fiscal 2026 Fiscal 2025



MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2026 ■ Fiscal 2025





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

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

SUBJECT: Bank Reconciliations Certification

DATE: June 2, 2026

This is to certify that bank reconciliations for the month of April 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**

TUESDAY, JUNE 2, 2026

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – June 2, 2026

- I. Public Comments
- II. MRD Consulting Report
- III. The Modern Take - Social Media Report
- IV. **APPROVAL ITEMS**
 1. 26-0601 April 2026 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 2. 26-0602 Regular Board Meeting Minutes
 - A. May 6, 2025 Finance Committee
 - B. May 6, 2025 Off-Street Parking
 3. 26-0603 FY 2027 MPA Operating Budget
 4. 26-0604 FY 2027 James L. Knight Center Operating Budget
 5. 26-0605 Retired Health Savings (RHS) Contribution
 6. 26-0606 Selection and Agreement with Flash Parking, Inc. in accordance with provisions of RFP 26-04 - Parking and Revenue Control System
- V. **CHIEF EXECUTIVE OFFICER'S REPORT**
 - Smart Loading Zone Pilot Program
 - Coconut Grove Playhouse
 - Financial Disclosures Deadline (July 1st, 2026 by Noon)

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. STATUS REPORT

- April 2026 Operational Report
 - KPI City of Doral
 - KPI Miami-Dade Parks
 - KPI Village of Palmetto Bay
 - PaybyPhone vs ParkMobile
 - Automotus

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

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Progress Report for Miami Parking Authority

Public Relations Services

May 4 – June 1, 2026

TASK	ACTIVITY
Board Meeting	❖ Attended the Board meeting of May 6, 2026.
Public Relations Tactics	❖ On May 4th, the Greater Miami Convention and Visitors Bureau submitted its “Partner of the Week” link for the loading zone pilot program promotion to the MPA for approval. The promotion was distributed by the Bureau to its database of over 4,000 hospitality and tourism partners. ❖ Updated the community relations event schedule to include the Miami Business Forum, which will return this December at the Kaseya Center. ❖ Drafted the final version of the enforcement officers column, “The People of Parking,” bylined by Ms. Sherrie Poitier and Ms. Luquette Thames. The column was approved and submitted for publication in the July 2026 issue of Parking and Mobility magazine. ❖ Communicated several times with Ms. Sarah Abrams of the

Miami New Times regarding marketing and promotional offers.

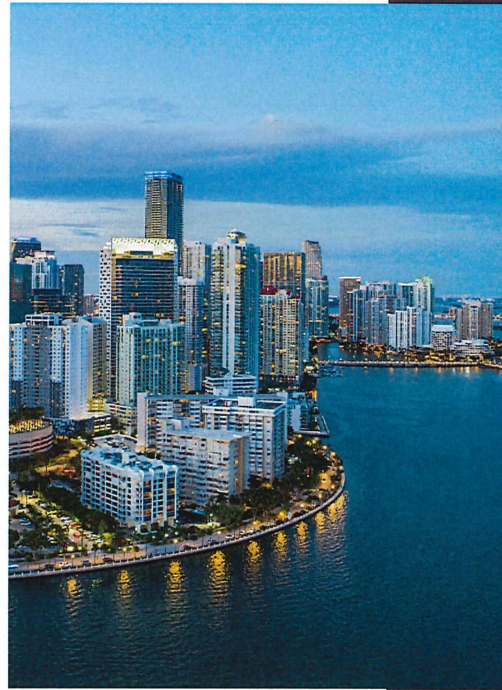
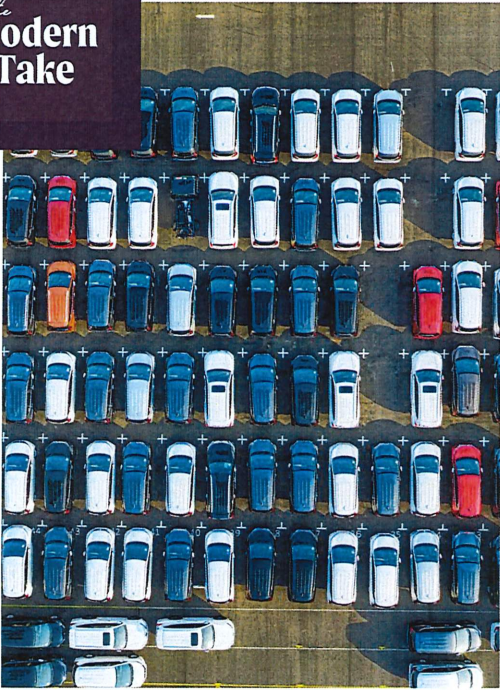
- ❖ Distributed link to the Channel 7 story mentioning MPA.
- ❖ Shared The Miami Herald's e-edition article about Coconut Grove Playhouse neighbors' complaints. Synthesized the story and drafted potential responses in case they refer to the construction of the garage and retail in the future.
- ❖ Spoke with Ms. Andreea Redis-Coste from Florida Trend regarding the loading zone pilot program. She requested the press release and fact sheet. I noted that we are gathering impact data and will provide statistics in a couple of months.
- ❖ Edited the FY 2025 budget narrative and drafted the Communications and Community Engagement section and a closing paragraph.
- ❖ Drafted several thought leadership concepts for Ms. Alex Argudin as she steps down from her role as Chair of the International Parking and Mobility Board of Directors.
- ❖ Drafted a communications plan for the Coconut Grove Playhouse garage and retail component ahead of upcoming community and public-agency board and committee meetings.
- ❖ Requested meetings with the MPA staff to discuss the FIFA events planned for Bayfront Park and to communicate parking availability to the media.
- ❖ Requested a meeting with MPA to discuss the 250th Anniversary of U.S. Independence. These celebrations will reach momentum on July 4th, but will continue through the end of the year.
- ❖ Attended the Miami-Dade County League of Cities event of

	May 30 th .
Community Engagement Events	<ul style="list-style-type: none">❖ June 11 – July 27 – FIFA Fan Fest watch parties at Bayfront Park. (23 days of events)❖ World Ocean Day 2026 in Miami features a 10-day World Ocean Celebration (May 30 – June 8, 2026)❖ July 4– 250th anniversary of the Declaration of Independence, known as America250, will be celebrated on July 4, 2026, marking America's "semiquincentennial" Celebrations and Fireworks – Peacock Park❖ August and September – Miami Spice❖ September 17 – Park(in) Day❖ November 6 – 8 – NASCAR Miami❖ November 15 – 22 – Miami Book Fair❖ December – Holiday Courtesy Discount Program❖ December 3-6 – Art Basel❖ December 14-15, 2026 – G20 Summit, Doral❖ December 16-17, 2026 – America Business Forum, Kaseya Center❖ 2027❖ January 3, 2027 – King Mango Strut❖ January 31 – Life Time Miami Marathon

	<ul style="list-style-type: none">❖ Feb 10-14 - Miami International Boat Show❖ Feb 14-16 (Approx) - Coconut Grove Arts Festival❖ March – Carnival Miami festivities❖ March 22-28 - Miami Music Week❖ March 26-28 - Ultra Music Festival❖ April 1 – 11 – Miami Film Festival❖ April – Lexus Corporate❖ May (Date TBD) - Formula 1 Miami Grand Prix❖ December – Art Basel
<p>Quarters 2 & 3</p> <p>June - August 2026</p>	<p>Once the statistics are available, communicate the impact of the loading zone pilot program across approximately 16 loading zones in Miami neighborhoods to the media.</p> <p>Draft thought leadership material for the CEO as she concludes her term as chairperson of the International Parking and Mobility Annual Conference and Expo, scheduled for June.</p> <p>Implement communication tactics for the proposed Playhouse garage in Coconut Grove in preparation for board and committee meetings, as well as community town hall presentations, leading up to the approval and construction of the garage and the retail component of the project.</p> <p>Prepare content to promote parking availability to support the FIFA events at Bayfront Park in June.</p> <p>Roll out the components of the communication plan that MPA chooses to adopt to celebrate the 250th anniversary of the U.S.</p>

	<p>Independence from July 4th onward.</p> <p>Develop communication strategies for the launch of the license plate recognition technology at Lot 19 and the Pelican Harbour marina.</p> <p>Follow up on the brand identity options developed earlier this year.</p> <p>Follow up on the next steps for implementing the findings from the focus group report.</p> <p>Highlight Ms. Alex Argudin's thought leadership initiatives.</p> <p>Update the community engagement calendar.</p> <p>Continue creating pitches for feature stories that highlight the initiatives MPA is implementing to increase parking availability and give back to the community.</p> <p>Schedule a crisis communications workshop.</p>
	<p>NAME: <u>Margarita R. Delgado</u> (Print)</p> <p>SIGNATURE: <u>Margarita R. Delgado</u></p> <p>DATE: June 1, 2026</p>

the
**Modern
Take**



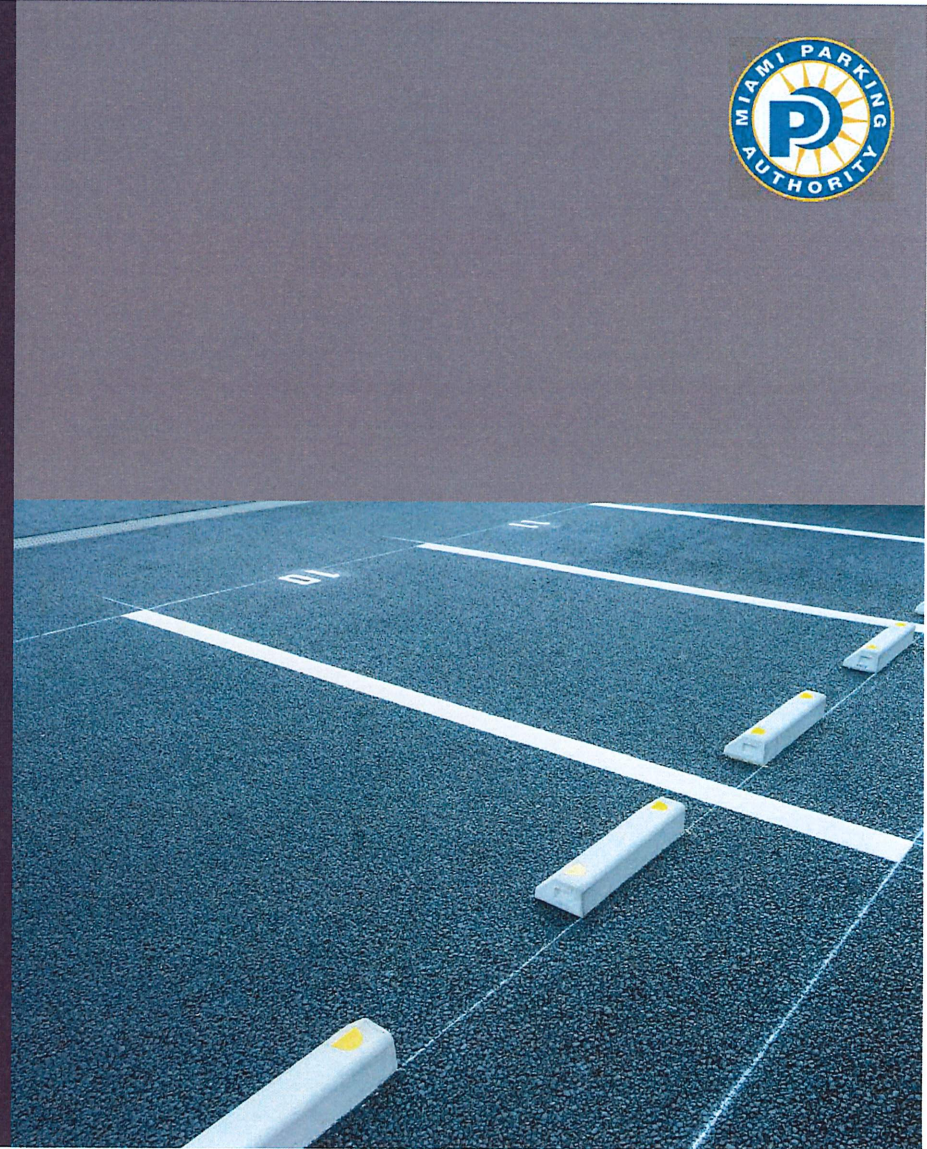
May 2026

MIAMI PARKING AUTHORITY

Meagan Camp, The Modern Take

Updates

- IPMI Conference & Expo in June
- Summer sponsorships
- Meta bot purge in May

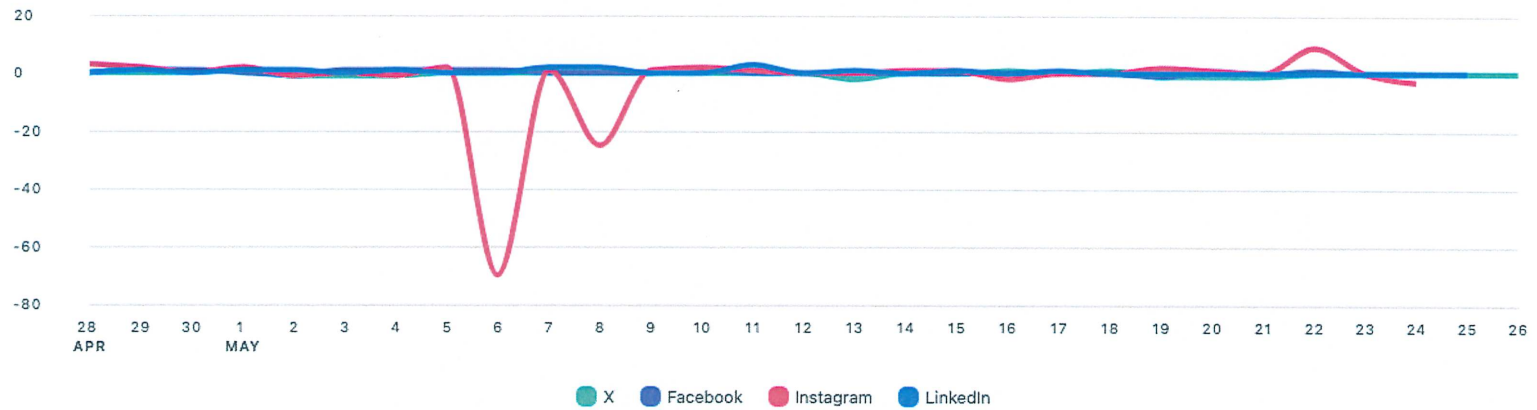




Audience Growth

Audience Growth

See how your audience grew during the selected time period.



Audience Metrics	Totals	% Change
Audience	28,791	↘ 0.2%
Net Audience Growth	-58	↘ 241.5%
X Net Follower Growth	-5	↘ 66.7%
Facebook Net Follower Growth	7	↗ 250%
Instagram Net Follower Growth	-74	↘ 535.3%
LinkedIn Net Follower Growth	14	↘ 44%

Compared to April 2026

Post Performance by Engagement



Platform	Post Title	Date	Engagements	Reactions	Comments	Shares	Post Clicks (All)	Saves
mpacommunity	Did you know that City of Miami residents pay less for parking?	Thu 5/21/2026 8:57 am EDT	282		0	169		43
Miami Parking Authority	Thank you to everyone who joined us at CoMotion Miami last week. The event sparked meaningful...	Tue 5/5/2026 10:17 am EDT	162	28	0	1	133	
Miami Parking Authority	Recently, we celebrated Angel Diaz and Fanny Caballero's anniversaries with MPA!...	Tue 5/12/2026 2:03 pm EDT	80	31	3	0	46	
mpacommunity	Recently, we celebrated Angel Diaz and Fanny Caballero's anniversaries with MPA!...	Tue 5/12/2026 2:03 pm EDT	38	31	2	4		1

Compared to April 2026

Smart Loading Zone Campaign - 100 Days






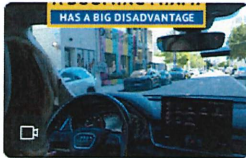






Impressions 2,406 ↗ 130%	Engagements 51 ↗ 82.1%	Engagement Rate (per Impression) 2.1% ↘ 20.8%	Post Link Clicks 0 → 0%
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Top Posts

View the top tagged published posts from the publishing period.

Descending ▾ by Lifetime Engagements

 mpacommunity Wed 4/29/2026 11:27 am EDT	 mpacommunity Fri 5/8/2026 8:41 am EDT	 mpacommunity Wed 5/13/2026 4:37 pm EDT	 mpacommunity Mon 5/18/2026 4:22 pm EDT	 Miami Parking Author... Wed 4/29/2026 11:57 am EDT																																																				
Miami's Smart Loading Zones are live! 📍 Purple curbs mean faster, safer loading for drivers and less...	¡Atención, Miami! En Miami Parking Authority seguimos comprometidos con su seguridad y con mantener e...	Ever get stuck behind a delivery truck blocking the lane? 🚚 ...	@mpacommunity ap travay pou pwoteje ou epi pou fè sikilasyon an woule san pwoblèm. Pou travayè,...	Miami's Smart Loading Zones are live! 📍 Purple curbs mean faster, safer...																																																				
																																																								
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Launched on February 10



PLEASE SEND ANY QUESTIONS TO:

 meagan@themoderntake.com



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 April 30, 2026

DATE: June 2, 2026

The Financial Summaries for the month ended April 30, 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

May 6, 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
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
Melida Murillo, Assistant Manager of Operations, PHT
Chantal Gonzalez, Paralegal, MPA
Orlando Canizales, System Integration Technician, MPA
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
Luquette Thames, Manager of Operations, MPA
Dante Diaz, Assistant Manager of Operations, MPA
Fanny Caballero, Parking Enforcement Officer, MPA
Scarleth Dispaldo, Parking Service Technician, MPA
Juan Carlos Ortiz, Assistant Manager of Operations, MPA
Joel Perez, Owner, American International Elevator Associates, Inc.

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

1 APPEARANCES 2
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
9 Also Present:
10 Alejandra Argudin, CEO, MPA
11 Mirtha Dzedzic, CFO, MPA
12 Angela D. Sanchez, Director of Human Resources, MPA
13 Henry Espinosa, IT Director, MPA
14 Julia Y. Alfonso, Court Reporter, JYA Reporting
15 Jihan Soliman, Sr. Assistant City Attorney, City of Miami
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Joel Perez, Owner, American International Elevator Associates, Inc.

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1 P-R-O-C-E-E-D-I-N-G-S
 2 MR. CASSEL: We're ready to go?
 3 Okay. Alex, I'm going to call the meeting to
 4 order -- it's 8:00 -- the finance portion.
 5 MS. DZIEDZIC: Good morning, everyone.
 6 Good morning.
 7 MR. CASSEL: Good morning.
 8 MS. DZIEDZIC: Before we jump into the
 9 financials, there's a couple of updates. We've
 10 been really focused over the last couple of months
 11 on budget, preparing the budget for fiscal year
 12 2027. We will be presenting the budget to the
 13 board at the next budget -- at the next board
 14 meeting of June 2nd.
 15 I also reached out to the City to see if they
 16 have the dates for the first budget hearing which
 17 is when we will present to the City. They haven't
 18 confirmed the date yet, but the city clerk really
 19 thinks that it will probably be September 12 --
 20 Saturday, September 12 at 10:00 a.m. We will
 21 notify the board as soon as we know the final date.
 22 MR. CASSEL: Thank you.
 23 MS. DZIEDZIC: Starting on page seven,
 24 year-to-date results for the MPA. We're at the
 25 halfway point in the fiscal year. And halfway

7

1 through the year we're doing very well. Revenues
 2 are a total of approximately \$34 million, which is
 3 1.2 million ahead of budget or 3.7 percent
 4 favorable and about 4.4 percent better than last
 5 fiscal year.
 6 The main star of the revenue show is on-street
 7 parking. It continues to be performing at above
 8 budget. And as you can see, it makes about
 9 22.8 million of that \$34 million year-to-date.
 10 On the expense side, we're at \$14.9 million
 11 year-to-date, which is about \$650,000 better than
 12 budget or 4.2 percent favorable. For operating
 13 income results of \$17.8 million year-to-date, which
 14 is about 2.9 million better than budget or
 15 1 million better than the same point last fiscal
 16 year.
 17 Jumping onto page eight.
 18 On page eight we have the activity for the
 19 month of March 2026. In the month of March we
 20 generated \$6.3 million in revenue, which is 230,000
 21 better than budget or 3.8 percent favorable, and
 22 about 3.6 percent better than last fiscal year. On
 23 street again is the main culprit of the revenue of
 24 where we are on the revenue.
 25 On the expense side we're at \$2.5 million,

8

1 which is about \$82,000 better than budget or
 2 3.2 percent favorable. Right around where we were
 3 last fiscal year.
 4 We had no notable variances for the month of
 5 March to report. But we do have two line items
 6 that came pretty close. Those are revenue sharing
 7 and bank charges. And those are directly related
 8 to the revenue. So the more revenue we generate,
 9 the higher those line items will be. So not a
 10 horrible number to be over budget on.
 11 Jumping over to the Knight Center on page 12.
 12 Year-to-date revenues for the Knight Center total
 13 \$1.7 million, which is about 9 percent better than
 14 budget or 7 percent better than last fiscal year.
 15 And expenses year-to-date total \$2.4 million of
 16 which 1.66 of that is related directly to the
 17 capital improvement projects over at the garage.
 18 So these are capital costs that are not part of our
 19 operating budget. And if we remove them from the
 20 bottom line, instead of having a negative 670,000
 21 result, it would be closer to \$1 million positive
 22 year-to-date for the Knight Center.
 23 On page 13 we have the activity for the month
 24 of March. Revenue for the month of March totaled
 25 \$273,000, which is about what we budgeted for, and

9

1 expenses totaled \$285,000. Again, 179,000 of that
 2 total is related to the capital improvement
 3 activity over at the garage. So the negative
 4 12,000 that we show as a net result for the month,
 5 if we remove those capital costs, would really be
 6 closer to 206,000 on the positive side for the
 7 operating -- of the month.
 8 MS. SOLIMAN: Chair, if I may?
 9 MR. CASSEL: Yes.
 10 MS. SOLIMAN: And the City reimburses for
 11 that --
 12 MS. DZIEDZIC: Yes.
 13 MS. SOLIMAN: -- capital --
 14 MS. DZIEDZIC: Yes. Yes, yes. They ask us --
 15 the City actually asks us to put it in our
 16 operating report on a monthly basis for the
 17 reimbursement package. So we submit those packages
 18 on a monthly basis and they do reimburse us.
 19 And lastly, bank reconciliations for the month
 20 of March have been performed and reviewed, and
 21 there are no material differences compared to
 22 previous months.
 23 Any questions?
 24 MR. CASSEL: Do you have any questions?
 25 Thank you very much.

11

1 glad you came back.
 2 We've done great things. We've grown a lot
 3 with this agency. And I think it just solidifies
 4 our little operations family.
 5 And you've done a great job in the community
 6 as well.
 7 He's a good face for us and has really been by
 8 my side with the, you know, government -- all the
 9 government bodies, the commissioners, the City.
 10 Very well respected.
 11 And I couldn't be happier to have you. And I
 12 hope that you last another 20 years. Maybe your
 13 hair will grow back.
 14 MR. DIAZ: I need a peptide for that.
 15 MS. ARGUDIN: That's right. There's always a
 16 peptide for something.
 17 But thank you for being here. Congratulations
 18 on your 30 years being with us, but these 10 past
 19 years have been great.
 20 MR. DIAZ: I totally missed this on the board
 21 package, so I don't have a speech prepared. Yeah,
 22 I just -- you know, thanks for the opportunity to
 23 come back. Thanks for, you know, the team that we
 24 work with here. We have a great -- like Alex said,
 25 it's a family, you know, we all get along. We all

10

1 MS. DZIEDZIC: Thank you.
 2 MR. CASSEL: Unless somebody has something
 3 further, that concludes the finance portion of our
 4 meeting.
 5 CHAIRPERSON REYES: Margarita.
 6 (Simultaneous cross-talk.)
 7 CHAIRPERSON REYES: We'll do employee
 8 recognitions before we --
 9 MS. ARGUDIN: Yes, yes.
 10 CHAIRPERSON REYES: -- go into --
 11 MS. ARGUDIN: All right. I have the honor and
 12 privilege of having Angel Diaz celebrating his
 13 10-year anniversary for the last stint. Before
 14 that -- I just asked him. I'm like, How long were
 15 you here before? I mean, he grew up here, when he
 16 had hair.
 17 He's like, I don't remember. And then he did
 18 the math. He was here 19 years and then he left
 19 for a little bit. And then, of course, he wanted
 20 to come back to his family. And then he's been
 21 here for 10 more years. So that's a long time.
 22 And in that time he's grown so much as a
 23 professional, and in this industry is well
 24 respected. He is my right hand.
 25 And we couldn't be prouder to have you. I'm

12

1 put in the work. No matter what the challenge is,
 2 we're always up to it. I mean, we're known
 3 nationwide for, you know, just starting new
 4 projects, trying new technology, new pilots. Henry
 5 loves us for that.
 6 So, yeah. I just want to thank Alex for
 7 giving me the opportunity to come back and just
 8 really grow with the agency.
 9 Thinking about that, when I started here, I
 10 was a totally different person than what I am
 11 today. And I just, you know, thank the Parking
 12 Authority for that, and the board members, current
 13 and previous as well. So I just want to thank
 14 everybody for that.
 15 MS. THAMES: Good morning. I'm here to
 16 present Fanny with her five-year full-time award.
 17 She's been with enforcement longer than that. I
 18 had the honor to train her when she came from
 19 Jackson. And she's been the same since she started
 20 with enforcement. She's a hard worker. She's
 21 small, but she has a big heart.
 22 And she really works hard. Whenever we need
 23 something done, we can depend on Fanny to do it.
 24 And she always has this big smile on her face while
 25 she's doing it as well. So if I could clone Fanny

13

1 and make 20 more of her, we would have a great
 2 department.
 3 But it was an honor training you and being
 4 your manager as well. And continue the great work
 5 that you do for us. Thank you.
 6 MS. CABALLERO: I'm very happy to be here
 7 today. And I just want to say thank you for
 8 everything you do.
 9 MR. ARMENTEROS: Scarleth.
 10 Good morning, everybody. Javier Armenteros,
 11 Miami Parking Authority, manager of operations.
 12 We're here to give Scarleth her five-year
 13 award. She started with Jackson a couple years
 14 ago. What, 5, 7 years ago? Something like that.
 15 More?
 16 MS. DISPALDO: No, it's 11.
 17 MR. ARMENTEROS: 11.
 18 Okay. Thank you for that, for clarifying
 19 that.
 20 Well, she's been on this side, with MPA, with
 21 us, for five years. And what can I say about
 22 Scarleth? You guys know Scarleth, how she is, her
 23 attitude, her work ethic. I can't -- like Luquette
 24 said, I wish I could clone her to have five, 10, 20
 25 more of her. Unfortunately I can't.

15

1 needed some opinion, he call me.
 2 So I'm so happy to have this guy like my boss,
 3 and I can recognize, but he's not here. But I'm
 4 proud of him, yeah.
 5 MS. ARGUDIN: We'll tell him. We'll tell him.
 6 MS. DISPALDO: "Pero" I'm so happy, yeah,
 7 because always I have -- I think "si" tomorrow I
 8 leave Miami Parking, I take it with me that e-mail
 9 because that's "como" my gasoline, my power,
 10 because it's my boss. And you know when somebody
 11 they tell you, Hey, good job, and they take your
 12 opinion, you know, that's very important. They
 13 made me so very important. That's my gasoline.
 14 Thank you.
 15 CHAIRPERSON REYES: Margarita, you need those
 16 snippets for social media.
 17 MR. ESCANDON: Good morning. On behalf of
 18 Jennifer Colon, I'm taking her five-year award.
 19 She couldn't make it this morning. She had to take
 20 care of her kid. So thank you so much. I'll make
 21 sure she gets it.
 22 MS. DELGADO: That was so quick.
 23 MR. ESCANDON: Short and to the point.
 24 MS. DELGADO: Three words.
 25 CHAIRPERSON REYES: Would Jennifer say the

14

1 But what we have right now is a great
 2 employee, and I'm really proud to have her as an
 3 employee of mine, as an employee of MPA. Thank
 4 you.
 5 MS. DISPALDO: Well, my English not very good,
 6 but I'll try.
 7 Okay. I'm going to say three things that I
 8 feel so grateful. The first, for myself, because
 9 this company, they teach me a lot of things and I
 10 learn a lot being here. And I have good
 11 co-workers. They give me the hand to learn so many
 12 department.
 13 And the second, Miami Parking, because they
 14 give me the opportunity to work here. And it's 11
 15 years. It's a long time. But I'm so happy.
 16 Really every day, believe me or no, I come in so
 17 happy. Nobody, they can, but I, Scarleth, come in
 18 happy. And I do my job with all the energy. I
 19 don't know where it come from, but I have energy.
 20 Maybe the coffee, I don't know.
 21 But the other part, the third, my bosses, Javi
 22 and in special -- too bad for me because Mr. Osario
 23 is not here. But he trust in me the first day here
 24 in this company. He always -- he send me e-mails
 25 to say, "Good job. I'm so proud of you." When he

16

1 same things about you?
 2 MR. ESCANDON: Oh, yeah, she will. Yeah, she
 3 will. Believe me. She came from customer service
 4 to the enforcement department that is considered
 5 one of the best in the nation. So she came to make
 6 sure that -- she's a support with the meter
 7 rentals, the construction, that we have a lot of
 8 challenges on the street, make sure that they all
 9 get paid and stuff like that. So she's very happy.
 10 MS. SOLIMAN: Do you send her e-mails saying
 11 she did great a job?
 12 CHAIRPERSON REYES: And your e-mails say
 13 "great job. We appreciate you"?
 14 MR. ESCANDON: Yes, ma'am.
 15 MS. ARGUDIN: You are her gasoline.
 16 MR. ESCANDON: Yes.
 17 MS. DELGADO: Diesel.
 18 MR. ESCANDON: We're always available, ready
 19 to go.
 20 Thank you so much. I'll make sure she gets
 21 it.
 22 CHAIRPERSON REYES: I'm going to start asking
 23 all of your employees, does -- are you guys up to
 24 par with Victor? Get on it managers. Better get
 25 on it.

17

1 All right, Margarita. Let's go.

2 MS. DELGADO: Good morning. Margarita

3 Delgado, MRD Consulting.

4 You think I can follow that? No, this is

5 impossible.

6 Good morning, Madam Chair, members of the

7 board, Madam CEO, everyone. Good morning.

8 This month we have been -- I have been

9 creating a platform, communication platform for

10 what's coming. What's coming is in the next few

11 weeks we are communicating the positive outcomes,

12 so the loading zone pilot program. And so MPA is

13 gathering data so that we can communicate that to

14 the public, to the media. And obviously part of

15 the public is the business community because this

16 is creating hopefully an impact on businesses as

17 well.

18 Writing for IPMI, creating other things that

19 are happening on a regular basis, such as, the CEO

20 had a U.M. journalist who interviewed her. And so

21 that was really interesting about -- very smart

22 questions that she asked about mobility and what

23 MPA is doing to reduce traffic congestion and

24 reduce emissions, et cetera. So a few other things

25 like that.

19

1 Freebee can connect people to the facilities, et

2 cetera, et cetera.

3 So that's -- those are two major events that

4 are going to be happening in the next two months,

5 June and July. And so MPA has a role to play in

6 that.

7 Questions anyone?

8 MR. JELKE: Thank you.

9 MS. DELGADO: Thank you.

10 MS. CAMP: Good morning, everyone.

11 I forgot to ask if I should go ahead and share

12 my screen. So let me do that.

13 Okay. Great.

14 All right. So good morning. So lovely to see

15 all of the anniversaries. Congratulations,

16 everyone.

17 So let's run through April real quick for MPA

18 social media. We had a really nice milestone hit

19 in April for Instagram. We had 5,000 followers.

20 And one of the notes I want to make, we've

21 been talking a lot about growth over the past few

22 months this year so far, is that a lot of our

23 engagement has been coming from reels and stories,

24 which if you're familiar with the platform,

25 obviously those are temporary pieces of content

18

1 But I want to talk a little bit about -- I

2 know the CEO is going to kill me because I'm

3 pushing for -- I'm pushing for a program, a civic

4 program about the 250th anniversary of the U.S.

5 independence. Almost every single municipality is

6 doing something. MPA is very small, so we don't --

7 they don't have the staff to be able to put

8 together major events. But I think a -- some kind

9 of a civic purpose aligned with the things they're

10 doing on an everyday basis.

11 I'll give you an example. The loading zone

12 program. This is Miami. This is showcasing Miami,

13 how one of the American cities is moving --

14 creating a mobility and mobility infrastructure

15 for -- as a blueprint for the rest of the nation.

16 So things that are rooted in civic purpose and not

17 particular in brand -- in a brand promotion because

18 it would look self-serving. So she knows I'm

19 pushing for that.

20 And also FIFA, because we're getting very

21 close to all the events that are happening for, I

22 think, 23 consecutive days of events in Downtown

23 Miami at Bayfront Park. So that creates an

24 opportunity for communicating where the people can

25 park in those facilities or maybe Freebee, how

20

1 that go up. And then a lot of them get picked up

2 and shared by our sister departments or other

3 agencies in the city. And we've been seeing a lot

4 of conversion from that. So it's really nice to

5 see how Instagram is becoming a much more dynamic

6 space.

7 It's also, of course, still like our number

8 one customer service space where people tag us or

9 ask us questions and send us things. So I'm really

10 excited to see where Instagram goes as we kind of

11 continue to track throughout the rest of the year.

12 But that was a really big milestone that I'm pretty

13 proud of.

14 For looking ahead of content, for April we

15 really dug in on sponsorships. I want to thank

16 both George and Abby who have taken the reins of

17 all the different MPA sponsorship opportunities we

18 participate in.

19 And we're getting really organized and ahead

20 of the game on some of the things upcoming and some

21 of the things that we do annually, so giving us

22 more time to plan content and, of course, to do

23 better outreach and get organized. It's been

24 great. So I'm really looking forward to seeing

25 that content come out, build some better

21

1 partnerships with the groups that we participate
 2 with.
 3 Also bringing up anniversaries. We're going
 4 to be highlighting everyone who was recognized for
 5 Q1 and Q2 over the next, hopefully, month or so.
 6 So look out for that.
 7 And then tagging on to what Margarita brought
 8 up about World Cup. We know that's going to be a
 9 very, very dominant part of Miami life in the next
 10 few weeks -- next month and a half rather. So
 11 we'll be tracking to see how we can participate in
 12 those conversations and, of course, be a resource
 13 where we can for the community.
 14 I just want to go through really quickly our
 15 first metric I always run through is our audience
 16 growth, that nice milestone we hit with Instagram.
 17 LinkedIn still continues to sort of leaps and
 18 bounds continue to grow on its own where we mostly
 19 just post industry content, of course.
 20 And so just to give you an overview of where
 21 we're at with that compared to March. The top post
 22 for the month, Top Golf really won the game a
 23 little bit over on Facebook. And the second post
 24 there is our Resident Discount Program. So very
 25 glad to see that. Always gets picked up, always

23

1 page for the program itself. So nice to see those
 2 numbers that are performing well. It means our
 3 profile is really optimized. People know where to
 4 click when they're looking for information or
 5 follow on information that we promote in the posts.
 6 And so really the reels were our top
 7 performers. So I'll say what I've been saying the
 8 past several months which is that our investment in
 9 that video has really paid off.
 10 And I'm very glad to see we haven't gotten a
 11 lot of negative feedback in comments. Some things
 12 here and there, and very few DMs about it. So I
 13 think the communication and how we presented the
 14 information has really worked really well. And I'm
 15 just really proud that that was able to -- is able
 16 to still continue to perform really well and
 17 support that roll out.
 18 And that is it for April.
 19 Are there any questions I can answer?
 20 MR. JELKE: No.
 21 CHAIRPERSON REYES: No.
 22 Do you have any questions?
 23 MR. CASSEL: No.
 24 CHAIRPERSON REYES: Thank you.
 25 MS. CAMP: Okay. Thank you so much.

22

1 gets shared, and really performs very well for us.
 2 So I love getting the word out on that great
 3 program.
 4 And then the fourth post here at the end is
 5 for the Smart Loading Zone Program. So, of course,
 6 we're still continuing to promote that and so are a
 7 lot of our partners. So I'm really enjoying seeing
 8 that continue to grow and, of course, now become
 9 regular content that we share.
 10 And building on top of that, since in April we
 11 hit the 60-day mark since the launch of that
 12 campaign, I just have a brief overview of where our
 13 numbers are in terms of performance for this
 14 campaign. You know, it's kind of an interesting
 15 test for us to roll out something brand new,
 16 especially with like a social first aspect.
 17 So we did 26 published posts over all four of
 18 our platforms. We had really good engagement.
 19 Great, I think, for something new that doesn't
 20 apply to every single one of our customers or the
 21 entire area that we cover, but definitely generated
 22 conversation. And we had a lot of post link clicks
 23 which I like to see.
 24 We had that curb -- we were promoting both the
 25 curb pass landing page for Miami in our own landing

24

1 CHAIRPERSON REYES: Okay. We can open up the
 2 meeting. So I will ask for public comments.
 3 Seeing none, hearing none, let's go.
 4 March 2026 financial statements. Motion?
 5 MR. JELKE: I'll move it.
 6 MR. WILMOTH: Second.
 7 CHAIRPERSON REYES: All those in favor say
 8 "aye."
 9 MR. JELKE: Aye.
 10 MR. CASSEL: Aye.
 11 MR. WILMOTH: Aye.
 12 MS. LADRON DE GUEVARA: Aye.
 13 CHAIRPERSON REYES: Aye.
 14 Motion passes.
 15 Regular board meeting minutes for April.
 16 MS. LADRON DE GUEVARA: So moved.
 17 MR. WILMOTH: Second.
 18 CHAIRPERSON REYES: All those in favor say
 19 "aye."
 20 MR. WILMOTH: Aye.
 21 MS. LADRON DE GUEVARA: Aye.
 22 MR. JELKE: Aye.
 23 MR. CASSEL: Aye.
 24 CHAIRPERSON REYES: Item number three, College
 25 Station Garage.

<p style="text-align: right;">25</p> <p>1 MR. DIAZ: Good morning, everybody. Next 2 item, this is the approval for American 3 International Elevator Associates. So once they 4 came on board, they were tasked with surveying each 5 of our garages and doing an assessment. G3 is one 6 of those garages. 7 They found some upgrades, that service is 8 better to be done, also some repairs that were 9 needed for each garage in that facility. There's a 10 total of seven garages there. One of the garages 11 is a little higher in price than the other ones, 12 but that's because that's the most utilized one, so 13 it needs the most attention. 14 The total amount is \$55,800. So we seek the 15 board's approval so that American International can 16 move forward with that. Joel is also here present. 17 MR. PEREZ: Good morning. 18 MR. DIAZ: Just want to get the board's 19 approval on this item. 20 CHAIRPERSON REYES: Any questions? 21 MR. JELKE: I'll move the item. 22 MR. WILMOTH: Second. 23 CHAIRPERSON REYES: All those in favor say 24 "aye." 25 MR. CASSEL: Aye.</p>	<p style="text-align: right;">26</p> <p>1 MS. LADRON DE GUEVARA: Aye. 2 MR. JELKE: Aye. 3 MR. WILMOTH: Aye. 4 CHAIRPERSON REYES: All right. Thank you, 5 Joel. 6 Item number four. 7 MS. ARGUDIN: Good morning. This item is the 8 emergency procurement of Marlins parking garages' 9 fire alarm systems and the waiver of competitive 10 bidding requirements pursuant to the code. 11 You know we hardly ever bring these to your 12 attention, but upon the structural report that RH 13 Engineering did for us, it was noted that the fire 14 alarm system has significant corrosion in the 15 wiring. In part it was the way it was designed, 16 how those cables are running, which run underneath 17 the garages and go up the walls. And so if there's 18 ever water intrusion and you can't see it because 19 it goes through the walls, it sits in the bottom, 20 this is what happens, right? 21 So we had contacted the City. The City set 22 aside \$2.1 million for this project. I sent a memo 23 to the city manager letting him know that we're 24 going to be proceeding with this project. It is a 25 life safety issue which then is deemed an</p>
<p style="text-align: right;">27</p> <p>1 emergency. 2 We have talked to ETEK. They provided us with 3 their proposal. They are a contractor that deals 4 with our fire alarms. And they provided us with a 5 proposal for the garages which will be about 6 \$2.1 million to do this work. 7 This requires a four-fifth vote from the board 8 so we can get this project started immediately. We 9 will be -- you cannot turn off the system until you 10 put the new system in place. We will be running 11 this conduit differently, more exposed, so that 12 it's not underground and we can make repairs to it 13 if need be. But this is something we need to do. 14 CHAIRPERSON REYES: All right. Questions? 15 MR. CASSEL: Yeah. Is the City -- have we 16 talked to the City and the city manager's office on 17 this? 18 MS. ARGUDIN: We have. That's how we are 19 funded the \$2.1 million. And I made sure that -- 20 when we do these capital projects that are supposed 21 to be reimbursed by the City, I make sure that 22 there's a memo that we put in place so that the 23 city manager can sign it saying, Hey, this is a 24 problem. This is how much money, you know, the 25 City has set aside.</p>	<p style="text-align: right;">28</p> <p>1 We're going to start with this project. And 2 eventually if we go into any phases, then I'll send 3 him one for phase one, I'll send him one for phase 4 two. I always want to keep them informed. I 5 always want that on record so that they can know 6 that we are managing their money well and doing 7 these projects. 8 MR. CASSEL: And will we be using the 9 engineering firm who did the inspection to oversee 10 and make sure it's done right this time -- 11 MS. ARGUDIN: Correct. Yes. 12 MR. CASSEL: -- to avoid this same problem 13 next time? 14 MS. ARGUDIN: Yes. 15 MR. CASSEL: Great. 16 MS. ARGUDIN: They've been talking already -- 17 ETEK and RH Engineering have been talking about the 18 project and how they're going to proceed, so yes. 19 MR. CASSEL: They've looked at the proposal 20 and they're comfortable -- 21 MS. ARGUDIN: Correct. 22 MR. CASSEL: -- with the way it's being done 23 is proper this time? 24 MS. ARGUDIN: Correct. And moving forward -- 25 just so you know, just moving forward, even in our</p>

29

1 developments -- we've learned a lot from this
 2 process, right? And it is -- the way -- it's not
 3 that the design is bad. You don't see what -- and
 4 it's the way that they ran the conduit is allowed
 5 by code. It is allowed by code. We're never going
 6 to do it that way. We learned from this process
 7 that we rather have it, you know, built a different
 8 way so that we can actually, when something
 9 happens, it's exposed. We could see it.
 10 MR. CASSEL: Get assess to it and fix it.
 11 MS. ARGUDIN: Absolutely. So, you know,
 12 there's nothing that you don't learn. You learn
 13 something new every day. And moving forward with
 14 any of our developments, that's how we do it. It's
 15 part of our package that we send in for any
 16 contractor for anything that is built.
 17 MS. SOLIMAN: If I may note. I just want to
 18 say, this is saying the fire alarm replacement and
 19 upgrade. That's why the design is different. It
 20 is an upgrade. So it's not just a straight
 21 replacement.
 22 CHAIRPERSON REYES: Any other questions?
 23 Can I get a motion?
 24 MR. JELKE: I'll move it.
 25 MS. LADRON DE GUEVARA: Second.

31

1 to talk on behalf of the project and hopefully get
 2 that passed today.
 3 MR. DIAZ: Okay. Smart Loading Zone Pilot
 4 update. So we went live with the warnings on
 5 May 1st. So basically anybody that parks in the
 6 Smart Loading Zone starting May 1st forward,
 7 they're going to get a warning for the first 30
 8 days.
 9 We wanted to do that so that it kind of will
 10 let people know, Hey, you're in a Smart Loading
 11 Zone. If you belong here, register. If you don't,
 12 you know, next time you park here you will get a
 13 citation. That's basically what it's telling them
 14 for 30 days. After the 30 days, then we will go
 15 live to the invoicing or citation by mail.
 16 We do have a meeting with the clerk of courts
 17 because we just want to be on the same page with
 18 them as we started to enforce realtime. If they
 19 pass 30 minutes, if they're blocking a lane of
 20 traffic or if the wrong vehicle is there, they're
 21 going to get a citation by mail. So that's
 22 something new that we're doing. So we just want to
 23 be aligned with the clerk of courts.
 24 So I think our meeting with them is next week
 25 just -- so in case there's no issues on their end

30

1 CHAIRPERSON REYES: All those in favor say
 2 "aye."
 3 MS. LADRON DE GUEVARA: Aye.
 4 MR. CASSEL: Aye.
 5 MR. WILMOTH: Aye.
 6 MR. JELKE: Aye.
 7 CHAIRPERSON REYES: Aye.
 8 Passes.
 9 MS. ARGUDIN: All right. We have a lot, but
 10 I -- it's not on here. But today we have PZAB, so
 11 we're going to go back to planning and zoning with
 12 the Coconut Grove Playhouse to get, you know, some
 13 final approvals to start hopefully moving on
 14 turning in the plans and starting that process with
 15 building. That's on the playhouse side.
 16 The garage, we're still working through the
 17 design documents, but hopefully we will be able to
 18 move those pretty quickly through to get, you know,
 19 to a point where we can start talking to the City
 20 about actual permitting for the garage. But I'll
 21 keep you all posted.
 22 I'm still working through with the County on
 23 the term sheet. So that's going to come rather
 24 quickly. This is, like, something that we're
 25 consumed by every day. But we will be there today

32

1 with the process. We've already met with them.
 2 It's just a follow-up.
 3 MR. CASSEL: Will you be able to provide those
 4 warnings to the motorcycles that seem to be using
 5 that as their wait station when they're picking up?
 6 I've noticed in the Grove a lot of the delivery
 7 guys are just parking their motorcycles there while
 8 they're picking up in places which blocks --
 9 MR. DIAZ: Yes.
 10 MR. CASSEL: -- the purpose which is the cars
 11 and trucks.
 12 MR. DIAZ: Yeah. So once they pull in, it
 13 will capture the tag and send them a warning within
 14 the 30 days. After that, then it becomes a
 15 citation.
 16 MR. CASSEL: Because they're generally not --
 17 check the technology because they're generally not
 18 pulling in like a car.
 19 MR. DIAZ: Okay.
 20 MR. CASSEL: They're backing in. So depending
 21 on where your cameras are, their license plates
 22 don't face the direction where a car might if
 23 they're facing a different direction. But they're
 24 taking up spaces.
 25 MR. DIAZ: Will do. I'll make sure.

33

1 MS. ARGUDIN: I talked to Bert about that
 2 since you brought it up in our briefing. And one
 3 of the things we talked about is, okay, maybe in
 4 those heavily utilized areas do we create a space
 5 just for these --
 6 CHAIRPERSON REYES: I think you need to.
 7 MS. ARGUDIN: -- bikes?
 8 And so what happens? We were eating across
 9 the way in Brickell and then our officer got there
 10 and then they spread out, like, they leave. Like
 11 they can't chase them, right? But this is the
 12 behavior.
 13 So we talked about maybe establishing that in
 14 those highly trafficked areas so that then they
 15 could have a place that they have to --
 16 MR. CASSEL: It's the reality of life. We
 17 need to accommodate it because if we do it right,
 18 it will make it better for everybody. And they're
 19 going to be there. They're picking up. You know,
 20 they try to park as close as they can depending on
 21 where the restaurants are.
 22 It certainly beats someone putting on flashers
 23 as we also see on Commodore is they run into
 24 various restaurants to pick up -- not on
 25 motorcycles, whether they're being picked up by

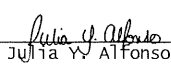
35

1 CHAIRPERSON REYES: All right. Thank you
 2 everyone. Have a great month.
 3 MR. JELKE: Aye.
 4 I got you.
 5 CHAIRPERSON REYES: Do you need ayes?
 6 (Simultaneous cross-talk.)
 7 CHAIRPERSON REYES: Aye.
 8 MS. LADRON DE GUEVARA: Aye.
 9 MR. CASSEL: Aye.
 10 MR. WILMOTH: Aye.
 11 (Thereupon, the meeting was adjourned at
 12 8:40 a.m.)
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1 cars versus motorcycles.
 2 CHAIRPERSON REYES: Yeah.
 3 MR. DIAZ: So Palmetto Bay. So that's going
 4 smooth so far. We started enforcement. I believe
 5 it was --
 6 MR. ESCANDON: Last month --
 7 MR. DIAZ: -- last month.
 8 MR. ESCANDON: -- we start enforcement on the
 9 23rd.
 10 MR. DIAZ: Yeah. So the numbers you see there
 11 are prior to enforcement. So now that we started
 12 enforcement, the April numbers should be -- show a
 13 little bit more revenue. No problems with that
 14 rollout.
 15 They are entertaining adding more areas to
 16 regulate. So Bert is working and Wilfred is
 17 working hand in hand with the city manager's office
 18 to move that forward. So far no issues there, I
 19 mean, with the rollout in Palmetto Bay.
 20 CHAIRPERSON REYES: Is that it?
 21 Anything else?
 22 Everyone good?
 23 MR. JELKE: Motion to adjourn.
 24 MR. WILMOTH: So moved.
 25 MS. LADRON DE GUEVARA: Second.

36

1 C E R T I F I C A T E
 2
 3 THE STATE OF FLORIDA
 4 COUNTY OF MIAMI-DADE
 5 I, Julia Y. Alfonso, RPR, FPR-C, do hereby
 6 certify that I was authorized to and did
 7 stenographically report the foregoing proceedings,
 8 and that the transcript is a true and complete
 9 record of my stenographic notes.
 10 I further certify that I am not a relative,
 11 employee, attorney or counsel of any of the
 12 parties, nor relative or employee of such attorney
 13 or counsel, nor financially interested in the
 14 foregoing action.
 15 Dated this 26th day of May, 2026, Miami-Dade
 16 County, Florida.
 17
 18
 19 
 20 Julia Y. Alfonso, RPR, FPR-C
 21
 22
 23
 24
 25



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: FY 2027 Miami Parking Authority Operating Budget

DATE: June 2, 2026

Staff is requesting that the Board give its approval for the FY 2027 Miami Parking Authority Operating Budget and related Board Resolution which are attached hereafter.



TO: James Reyes, City Manager, City of Miami

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

SUBJECT: FY 2027 Miami Parking Authority Operating Budget

DATE: June 2, 2026

Enclosed is the budget for the Department of Off-Street Parking for the Fiscal Year 2026-27. This budget was approved by the Off-Street Parking Board at its meeting of June 2, 2026.

Please place approval of this budget by the City Commission on the Agenda for September 10, 2026.

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

Enclosure



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

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

SUBJECT: FY 2027 Miami Parking Authority Operating Budget

DATE: June 2, 2026

Enclosed is the budget for the Department of Off-Street Parking for the Fiscal Year 2026-27. This budget was approved by the Off-Street Parking Board at its meeting of June 2, 2026.

We respectfully request your approval of this budget at your meeting scheduled for September 10, 2026.

Enclosure



Honorable Mayor and Members of the City Commission:

During Fiscal Year 2025–2026, Miami Parking Authority (MPA) continued to advance its mission as a mobility, parking, and revenue resource for the City of Miami. Through strategic investments in technology, operational modernization, public-private partnerships, and customer-focused initiatives, the Authority continued to strengthen service delivery while supporting the City’s broader economic development and mobility objectives.

Key Accomplishments During Fiscal Year 2025-2026

MPA's accomplishments during Fiscal Year 2025-2026 included the following:

Planning and Development

MPA has strengthened its community partnerships by spearheading projects that upgrade municipal facilities, increase parking capacity, and enhance transit links through targeted public-private collaborations. The initiatives focus on expanding the inventory in the Central Business District, adding micro-mobility options, and integrating parking assets with transit services to create seamless first- and last-mile connections. Together, these efforts position MPA as a catalyst for economic growth, fostering civic engagement, improving streetscape aesthetics, and raising the quality of life in Miami.

Additionally, MPA continued to strengthen partnerships with local developers and private-sector stakeholders in support of the City of Miami’s long-term growth and mobility objectives. These public-private collaborations underscore MPA’s commitment to innovation, sustainability, and economic vitality, ensuring that future developments contribute meaningfully to the City’s broader infrastructure needs beyond parking.

These initiatives play a fundamental role in advancing Miami’s economic growth by generating high-quality design, engineering, and construction jobs in one of the nation’s most transformational cities. Equally important, they help create a blueprint for the transit-oriented, walkable, and livable communities of the future, communities that connect residents to housing, employment, and essential services while enhancing mobility and quality of life.

By fostering cross-sector partnerships and aligning public priorities with private-sector expertise, MPA reinforces its role as a trusted partner in shaping Miami’s urban landscape and delivering

projects that support the City's vision for a vibrant, accessible, resilient, and forward-looking downtown.

Lastly, the Authority continued prioritizing enhancements to the appearance and community value of MPA-owned and operated parking facilities. In partnership with Waldorf Astoria and Property Markets Group (PMG), MPA advanced improvements at Lot 19, strategically located along Biscayne Boulevard with direct pedestrian access to Bayfront Park and the Kaseya Center. The project is currently in the permitting phase. These enhancements are intended to beautify the parking environment, improve the pedestrian experience, and create more welcoming public-facing spaces through thoughtful site improvements. Through these efforts, MPA continues to reinforce its commitment to being a responsible steward of its properties while contributing to a more attractive, connected, and pedestrian-friendly downtown Miami.

As part of its downtown redevelopment efforts, MPA continued to advance two major mixed-use parking projects: the redevelopment of the College Station garage (G3) and the College Center garage (G2). The College Station project, in partnership with College Station Partners, LLC, completed all required studies, surveys, and inspections and advanced a comprehensive redevelopment plan for a modern facility integrating public parking, residential apartments, and retail space to support workforce housing and downtown activity. Similarly, the College Center garage project progressed through demolition and pre-development planning for a modern mixed-use structure designed to meet the growing parking and mobility demands of the Central Business District.

To expand on the previous statement, the construction industry in the United States continues to adapt to evolving market conditions, including supply chain delays, rising material costs, sourcing challenges, and financing constraints. As the construction sector responds to these fluctuations, MPA, like many organizations nationwide, has made the strategic decision to temporarily pause construction schedules for both downtown garage developments. This measured approach allows economic conditions to stabilize before proceeding further. Nevertheless, MPA's commitment to completing these projects and realizing their long-term benefits for the City of Miami remains unchanged.

Information Technology

MPA's Information Technology (IT) department advanced the deployment of smarter, faster, and safer technology solutions across the organization, strengthening operational efficiency, cybersecurity, and service delivery. These efforts included modernizing enterprise systems, leveraging artificial intelligence (AI) to streamline administrative processes and support contract oversight, and positioning the organization for scalable, long-term growth.

The Authority designed and developed a first-of-its-kind secure AI portal powered by on-premises, MPA-controlled servers. This platform equips employees with tools to effectively leverage artificial intelligence for drafting correspondence, locating policies, and completing routine administrative tasks more efficiently. As a result, administrative inefficiencies have been reduced, and organization-wide employee productivity has increased by approximately 30%. Additionally, this approach

mitigates cybersecurity risk by keeping all data within an MPA-controlled data center and protecting privacy and confidentiality through enterprise-grade security controls managed internally.

Additionally, recognizing the growing importance of artificial intelligence as both an operational and community resource, MPA's IT professionals rapidly developed a customer-facing AI solution to enhance the citation dispute process. By integrating AI into the Citation Dispute platform, MPA streamlined service delivery by replacing legacy manual workflows with automated interactions that reduce processing times, minimize incomplete submissions, and improve overall service consistency and user experience.

Lastly, as the cybersecurity landscape continues to evolve in complexity, the Authority reaffirmed its long-term commitment to security, compliance, and operational resilience. Over the past fiscal year, IT professionals implemented targeted controls and safeguards to protect systems, data, and public trust. As a result, the Authority successfully passed its PCI and user-access audits with zero open findings, demonstrating a strong commitment to industry standards and regulatory compliance. Additionally, MPA replaced aging IT infrastructure with modern, state-of-the-art infrastructure and operational processes to enhance system reliability, resiliency, and long-term scalability.

Operations

Operationally, the Authority continued to lead the industry in technological innovation and customer-focused mobility solutions throughout Miami-Dade County. Through strategic planning and operational modernization initiatives, MPA enhanced mobility, accessibility, and the overall customer experience for residents and visitors across the Parking System. Guided by its commitment to delivering convenient, efficient, and customer-focused parking solutions, the Operations Division actively researches, pilots, and deploys advanced technologies to improve system performance, operational efficiency, and service reliability while meeting evolving community needs.

To support this mission, the Operations team implemented strategic initiatives to improve convenience and accessibility for visitors attending special events and for patrons of local businesses throughout the City of Miami. As part of these efforts, MPA expanded its integration with SpotHero technology, enabling customers to purchase prepaid parking for special events and extended stays at select MPA-owned and operated facilities. During the past fiscal year alone, the platform processed more than 11,000 transactions, generating over \$200,000 in additional revenue for the Authority.

Additionally, the Enforcement Division participated in specialized professional development programs led by external partners, including the City of Miami Police Department and Miami-Dade College. These programs covered key areas such as de-escalation techniques, defensive driving, community engagement, and ambassador-style service. These training efforts complement the service-oriented technologies used by officers, including body-worn cameras, to enhance professionalism, transparency, and positive public interactions while supporting officer safety and accountability.

ParkMobile

MPA successfully transitioned to a multi-vendor payment platform by adding ParkMobile to its digital payment ecosystem. This initiative expanded payment options for residents and visitors, enhancing convenience and the overall customer experience. The transition reflects MPA's broader commitment to digital resiliency, operational redundancy, and customer choice. Introducing a second payment platform strengthened business continuity by providing operational redundancy during a system outage, increasing overall system reliability and uptime while supporting higher payment compliance.

Since implementation, ParkMobile has processed approximately 700,000 transactions, generating more than \$3 million in revenue for the Authority.

Spot Hero Integration

MPA further expanded its digital reservation capabilities through SpotHero. The prepaid reservation platform now includes cruise, airport, hotel, and extended-stay parking options, supporting broader customer access and revenue optimization opportunities across the Parking System. Additionally, the Authority expanded the program to additional event facilities, including Lot 92 (MDC #1) and Lot 94 (MDC #3). Since launch, the platform has facilitated more than 8,600 transactions.

Additionally, to further support these operations, the Authority strategically deployed JustPark handheld devices to enable mobile, on-site credit card processing directly integrated with the SpotHero platform. This integration improved traffic flow, streamlined payment processing, enhanced operational flexibility, and strengthened the overall customer experience.

Automotus/ Smart Loading Zone

MPA continued advancing its curb management modernization efforts by implementing smart loading zone technology powered by Automotus. This technology uses camera-based analytics and automated curb monitoring to improve commercial loading zone compliance, optimize curb utilization, support safer, more efficient traffic flow across high-demand corridors, and improve pedestrian, bicyclist, and driver safety. By leveraging data-driven curb management tools, the Authority enhanced operational oversight, supported delivery activity, reduced congestion, and improved overall mobility within the urban core.

Freebee Micro-Mobility Service

Sustainable and accessible transportation remained a key focus in Fiscal Year 2025, with Freebee continuing as the cornerstone of MPA's micro-mobility strategy. This on-demand service connects public parking facilities to customers' final destinations, especially in high-density business districts. In response to growing demand, MPA expanded Freebee operations by adding a new route linking the Regatta Harbor garage to downtown Coconut Grove. Throughout the fiscal year, Freebee transported more than 40,000 passengers across the Central Business District and Coconut Grove, supporting urban mobility, public accessibility, local commerce, and environmental sustainability goals while improving connectivity along key business corridors.

Public Health Trust

MPA continues to strengthen its longstanding partnership with the Public Health Trust, reinforcing a shared commitment to serving the community as trusted public partners. In this role, the Authority provides comprehensive parking management services for Jackson Memorial Hospital's (JMH) main and auxiliary campuses, overseeing more than 6,000 parking spaces and maintaining fiduciary responsibility for approximately \$9.4 million in parking revenue.

During the past fiscal year, the Authority's management team strategically coordinated operations supporting JMH's 40-year recertification program, reinforcing facility safety, security, and the overall customer experience for patients, visitors, and staff.

MPA staff embedded within the Public Health Trust ecosystem collaborated closely with vendors and contractors to implement key infrastructure improvements, including reconfiguring traffic flow, enhancing accessibility, and installing new wayfinding signage throughout the facility. These improvements directly support the upcoming expansion of the Jackson Memorial Hospital Emergency Department, one of the nation's busiest Level II trauma centers, and reinforce operational support for one of the region's most critical healthcare infrastructure systems.

Marlins Park Operations

The partnership between MPA and the Miami Marlins continued to strengthen during Fiscal Year 2025 as the organization successfully transitioned from PayByPhone to the Premium Parking application. The platform integrates with multiple parking reservation services, including the MLB Ballpark application, providing fans with seamless parking experience on game days. The Authority supported this transition by leveraging its industry expertise and continuing to provide facility management and enforcement services to reduce entry delays, improve traffic circulation, and ensure operational continuity for Marlins games and special events.

Municipal Partnerships

On the municipal services front, MPA continued active negotiations with several municipalities to expand regional municipal partnerships while consistently delivering high-quality municipal services to its longstanding partner, the City of Doral. The Authority collaborated closely with the City to identify additional areas for metered and residential parking, expanding the City's regulated parking inventory and improving overall parking management.

During the initial five-year agreement term, MPA expanded its partnership with the Codina Group and supported the continued growth and operational management of the downtown Doral district. Through strategic parking management initiatives, operational oversight, and mobility planning support, the Authority enhanced parking operations across the district, improving customer accessibility and overall system efficiency. These efforts generated approximately \$3 million in previously unrealized parking revenue opportunities for the City of Doral and strengthened operational accountability and long-term parking system performance.

Hurricane Parking Program

To support emergency preparedness and community resiliency efforts, MPA expanded its Hurricane Parking Program to offer sheltered parking during flood watches and warnings. A new electronic application system streamlined enrollment, cutting processing times by more than 80% and improving customer access and response coordination during emergency activations. System-generated QR codes replaced manual hangtags, enabling real-time issuance of access credentials and significantly improving the Authority's operational response efficiency during activations.

Green Initiative

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

Communications and Stakeholder Engagement

Effective communications and stakeholder engagement are essential to advancing the Miami Parking Authority's mission and strengthening its connection to the communities it serves. Throughout the fiscal year, MPA continued to enhance its outreach efforts to inform, engage, and build trust with residents, businesses, elected officials, neighborhood organizations, and community partners across the City of Miami and throughout Miami-Dade County.

Stakeholder Engagement. MPA's stakeholder engagement efforts help cultivate meaningful relationships with community leaders, businesses, civic organizations, and neighborhood groups. These partnerships support grassroots initiatives, foster goodwill, and create opportunities for ongoing dialogue that informs the Authority's programs, policies, and priorities.

Media Relations. Strategic media outreach enables MPA to communicate key initiatives, operational updates, and community-focused programs to multiple audiences and across multiple channels. Strong relationships with local and regional media outlets help the Authority translate complex technical information into clear, accessible messaging for residents, merchants, visitors, and stakeholders.

Brand Recognition. MPA's brand-building initiatives are designed to strengthen public awareness and reinforce the Authority's reputation as a trusted, customer-focused municipal organization. Through strategic communications, community engagement, and visible service improvements, these efforts increase brand recognition and recall, ensuring that residents, employees, businesses, and visitors readily associate MPA with convenient, accessible, and reasonably priced parking and mobility solutions throughout the City of Miami.

Beyond communicating these services, these initiatives help position MPA as a socially responsible semi-autonomous organization committed to serving the broader community. MPA's robust stakeholder engagement and community relations efforts demonstrate that the Authority is not solely focused on parking operations but on advancing initiatives that support neighborhood vitality, economic development, urban mobility, and quality of life. As a result, MPA's brand is increasingly recognized for delivering value, earning public trust, and contributing meaningfully to Miami's continued growth and prosperity.

Crisis Preparedness and Communications. MPA's crisis communications program is an essential part of the Authority's broader emergency preparedness and public safety efforts. When severe weather, operational disruptions, traffic incidents, or other unexpected events affect the community, MPA is prepared to communicate clearly, quickly, and accurately. By delivering timely updates across multiple channels, the Authority will help customers, employees, stakeholders, and the public make informed decisions as facts emerge and conditions change rapidly.

Grounded in the principle of protecting trust when the stakes are highest, MPA's crisis communications approach ensures that information is transparent, credible, and actionable. These efforts help preserve public confidence, support operational continuity, and reinforce MPA's role as a dependable municipal organization committed to the safety, stability, and well-being of the Miami community.

Digital Communications. During the fiscal year, MPA continued expanding its digital communications strategy, with a renewed emphasis on organic content creation, coordinated messaging, and audience engagement. The Authority further centralized its communications efforts to improve message consistency, elevate content quality, and strengthen its presence across platforms, including Instagram, Facebook, LinkedIn, and other digital channels.

These efforts increased visibility and public engagement while enhancing the MPA's ability to deliver real-time information to residents, businesses, visitors, and community partners. Collaborations with local organizations also amplified the Authority's outreach by supporting neighborhood events, public awareness campaigns, and community initiatives.

Beyond its communications efforts, MPA's leadership team remained actively engaged in the community by serving on advisory boards, committees, and civic organizations. This involvement promotes transparency, strengthens accountability, and provides meaningful opportunities for stakeholders to share input that helps shape the Authority's long-term vision.

Serving Today While Shaping Tomorrow

In closing, this integrated approach is redefining the role of a modern parking and mobility authority. Far more than a steward for parking assets, the Authority is a mission-critical partner in shaping the future of the City of Miami. By investing in infrastructure, strengthening connectivity, and advancing innovative mobility solutions, MPA is helping build a city where residents, workers, businesses, and visitors can move efficiently, access opportunities, and enjoy a higher quality of life.

As Miami continues to evolve into one of the world's most dynamic and globally connected cities, MPA is laying the groundwork for a more resilient, prosperous, engaged, and livable urban future. Through visionary planning, strategic partnerships, and a steadfast commitment to public service, the Authority is creating a blueprint for sustainable growth, one that supports economic vitality, enhances urban mobility, and ensures that future generations inherit a city designed to thrive.

Sincerely,



Alejandra Argudin
Chief Executive Officer

Miami Parking Authority
(Department of Off-Street Parking)

Proposed Operating Budget
Fiscal Year 2026-27



(Submitted to the City of Miami Commission For Approval)
(Approved by the Off-Street Board of Directors June 02, 2026)

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

Proposed FY 2027 Budget

	FY 2025	FY 2026	FY 2027	Requested Budget 2027		Requested Budget 2027	
	Actual	Approved	Proposed	vs.		vs.	
	\$	Budget	Budget	FY 2025 Actual	Budget 2026	FY 2025 Actual	Budget 2026
		\$	\$	Increase/(Decrease)		Increase/(Decrease)	
Operating Revenue							
Off-Street Facilities	6,519,610	7,718,358	8,795,378	2,275,768	1,077,020	34.9	14.0
Parking Lots	11,352,170	11,526,268	12,022,034	669,864	495,766	5.9	4.3
On-Street	43,460,435	42,635,678	46,400,332	2,939,897	3,764,654	6.8	8.8
Management Fees	2,867,367	2,031,851	2,426,246	(441,121)	394,395	(15.4)	19.4
Other Revenue	1,195,634	1,300,000	1,170,098	(25,536)	(129,902)	(2.1)	(10.0)
Total Operating Revenue	65,395,216	65,212,155	70,814,088	5,418,872	5,601,933	8.3	8.6
Operating Expenses							
Salaries, Wages & Fringe Benefits	11,884,254	12,948,024	13,238,185	1,353,931	290,161	11.4	2.2
Repairs, Maintenance, Cleaning & Landscape	4,380,032	2,642,233	2,779,217	(1,600,815)	136,984	(36.5)	5.2
Security	1,782,139	1,869,000	1,991,000	208,861	122,000	11.7	6.5
Utilities	747,941	708,195	727,791	(20,150)	19,596	(2.7)	2.8
Insurance	1,243,983	1,131,381	1,571,329	327,346	439,948	26.3	38.9
Rental - Building/Land/Auto	62,363	705,104	781,346	718,983	76,242	1,152.9	10.8
Assessment Expenses	958,603	1,007,654	1,091,600	132,997	83,946	13.9	8.3
Revenue Sharing	2,718,882	2,690,071	2,931,515	212,633	241,444	7.8	9.0
Operations Equipment and Technology	103,732	101,400	107,660	3,928	6,260	3.8	6.2
Professional - Audit	135,912	183,893	189,410	53,498	5,517	39.4	3.0
Professional - Legal	143,979	127,630	157,630	13,651	30,000	9.5	23.5
Professional - Other	958,289	707,000	677,925	(280,364)	(29,075)	(29.3)	(4.1)
Technology Licensing & Support	331,161	314,780	1,225,319	894,158	910,539	270.0	289.3
Bank Charges	3,446,341	3,289,084	3,749,599	303,258	460,515	8.8	14.0
Supplies & Miscellaneous	767,778	779,200	233,866	(533,912)	(545,334)	(69.5)	(70.0)
Other Expenses	352,079	298,636	451,182	99,103	152,546	28.1	51.1
Advertising & Promotion	733,285	795,500	851,288	118,003	55,788	16.1	7.0
Total Operating Expenses	30,750,753	30,298,785	32,755,862	2,005,109	2,457,077	6.5	8.1
Operating Results Before Depr & Amort	34,644,463	34,913,370	38,058,226	3,413,763	3,144,856	9.9	9.0
Depreciation & Amortization	(3,386,623)	(3,600,000)	(3,300,000)	86,623	300,000	(2.6)	(8.3)
Operating Results	31,257,840	31,313,370	34,758,226	3,500,386	3,444,856	11.2	11.0
Non-Operating Revenues (Expenses):							
Interest Income	2,089,368	160,000	160,000	(1,929,368)	-	(92.3)	-
Lower of Cost of Market - Investments	(146,751)	-	-	146,751	-	(100.0)	-
Gain (Loss) on Disposal Property	(202,110)	(260,893)	(260,893)	(58,783)	-	29.1	(0.0)
Interest Expense	(1,177,258)	(974,667)	(866,167)	311,091	108,500	(26.4)	(11.1)
Excess Revenue Distribution to City of Miami	(17,000,000)	-	-	17,000,000	-	(100.0)	-
Total Non-Operating	(16,436,751)	(1,075,560)	(967,060)	15,469,691	108,500	(94.1)	(10.1)
Net Revenue In Excess of Expenses	14,821,089	30,237,810	33,791,166	18,970,078	3,553,356	128.0	11.8

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

Proposed FY 2027 Budget

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				Increase/(Decrease)		Increase/(Decrease)	
Operating Revenue							
Off-Street Facilities	6,519,610	7,718,358	8,795,378	2,275,768	1,077,020	34.9	14.0
Parking Lots	11,352,170	11,526,268	12,022,034	669,864	495,766	5.9	4.3
On-Street	43,460,435	42,635,678	46,400,332	2,939,897	3,764,654	6.8	8.8
Management Fees	2,867,367	2,031,851	2,426,246	(441,121)	394,395	(15.4)	19.4
Other Revenue	1,195,634	1,300,000	1,170,098	(25,536)	(129,902)	(2.1)	(10.0)
Total Operating Revenue	65,395,216	65,212,155	70,814,088	5,418,872	5,601,933	8.3	8.6
Operating Expenses							
Salaries, Wages & Fringe Benefits							
Regular Earnings	8,146,460	10,072,268	10,229,454	2,082,994	157,186	25.6	1.6
Overtime Earnings	375,745	-	-	(375,745)	-	(100.0)	-
Birthday Earnings	9,997	-	-	(9,997)	-	(100.0)	-
Miscellaneous Pay	646	-	-	(646)	-	(100.0)	-
Accrued Vacation	332,574	267,693	334,745	2,171	67,052	0.7	25.0
Accrued Sick Pay	344,642	295,325	334,745	(9,897)	39,420	(2.9)	13.3
Accrued Payroll	614,273	27,632	-	(614,273)	(27,632)	(100.0)	(100.0)
Social Security	645,891	709,050	762,372	116,481	53,322	18.0	7.5
Group Insurance	374,829	774,594	586,530	211,701	(188,064)	56.5	(24.3)
Retirement	756,900	568,407	693,623	(63,278)	125,216	(8.4)	22.0
ER HSA Contribution	17,706	-	-	(17,706)	-	(100.0)	-
Employee Benefits	263,847	233,055	296,716	32,869	63,661	12.5	27.3
Life Insurance Expense	33	-	-	(33)	-	(100.0)	-
Transit Benefit Program	711	-	-	(711)	-	(100.0)	-
Subtotal	11,884,254	12,948,024	13,238,185	1,353,931	290,161	11.4	2.2
Repairs, Maintenance, Cleaning & Landscape							
Maintenance - Property	2,280,987	701,800	855,280	(1,425,707)	153,480	(62.5)	21.9
Maintenance - Landscape	34,967	164,558	205,094	170,127	40,536	486.5	24.6
Maintenance - Elevators	59,773	100,000	110,000	50,227	10,000	84.0	10.0
Maintenance - Air Conditioning	173,073	60,300	101,181	(71,892)	40,881	(41.5)	67.8
Maintenance - Computers	93,394	35,000	48,000	(45,394)	13,000	(48.6)	37.1
Maintenance - Facility Equipment	266,415	249,200	130,774	(135,641)	(118,426)	(50.9)	(47.5)
Maintenance - Alarm System	21,480	14,600	29,000	7,520	14,400	35.0	98.6
Maint - TV Surveillance	313,803	325,100	301,500	(12,303)	(23,600)	(3.9)	(7.3)
Repairs & Repl - Equipment	111,351	30,400	41,400	(69,951)	11,000	(62.8)	36.2
Repairs & Repl - Computer Systems	5,468	-	-	(5,468)	-	(100.0)	-
Maintenance - Vehicles	322,010	315,000	261,443	(60,567)	(53,557)	(18.8)	(17.0)
Repairs & Repl - Vehicles	43,539	65,000	151,000	107,461	86,000	246.8	132.3
Cleaning & Housekeeping Supplies	145,506	16,000	139,995	(5,511)	123,995	(3.8)	775.0
Clothing Supplies	63,291	68,000	73,000	9,709	5,000	15.3	7.4
Signs	257,123	207,775	203,750	(53,373)	(4,025)	(20.8)	(1.9)
Expendable Tools & Supplies	178,699	277,000	105,800	(72,899)	(171,200)	(40.8)	(61.8)
Maintenance - Other	-	11,000	12,000	12,000	1,000	-	9.1
Miscellaneous	9,152	1,500	10,000	848	8,500	9.3	566.7
Subtotal	4,380,032	2,642,233	2,779,217	(1,600,815)	136,984	(36.5)	5.2
Security							
Security Guard	1,761,563	1,849,000	1,969,000	207,437	120,000	11.8	6.5
Armored Car Services	20,576	20,000	22,000	1,424	2,000	6.9	10.0
Subtotal	1,782,139	1,869,000	1,991,000	208,861	122,000	11.7	6.5
Utilities							
Telephone	375,285	299,775	337,900	(37,385)	38,125	(10.0)	12.7
Light & Power	337,937	321,960	332,211	(5,726)	10,251	(1.7)	3.2
Water	34,719	86,460	57,680	22,961	(28,780)	66.1	(33.3)
Subtotal	747,941	708,195	727,791	(20,150)	19,596	(2.7)	2.8
Insurance							
Insurance Expense - Workers Comp	100,284	156,598	184,203	83,919	27,605	83.7	17.6
Insurance Expense	1,143,699	974,783	1,387,126	243,427	412,343	21.3	42.3
Subtotal	1,243,983	1,131,381	1,571,329	327,346	439,948	26.3	38.9
Rental - Building/Land/Auto							
Building and Land Rental	48,005	48,004	48,006	1	2	0.0	0.0
Auto Rental	14,358	657,100	733,340	718,982	76,240	5,007.5	11.6
Subtotal	62,363	705,104	781,346	718,983	76,242	1,152.9	10.8
Assessment Expenses							
Assess Exp - Repairs & Maint	344,065	359,743	519,864	175,799	160,121	51.1	44.5
Assess Exp - Utilities	23,953	28,179	19,560	(4,393)	(8,619)	(18.3)	(30.6)
Assess Exp - Office Supplies	4,251	4,852	8,351	4,100	3,499	96.4	72.1
Assess Exp - Management Fees	66,888	70,216	73,868	6,980	3,652	10.4	5.2
Assess Exp - Insurance	368,296	389,664	322,417	(45,879)	(67,247)	(12.5)	(17.3)
Assess Exp - Security	151,150	155,000	147,540	(3,610)	(7,460)	(2.4)	(4.8)
Subtotal	958,603	1,007,654	1,091,600	132,997	83,946	13.9	8.3
Revenue Sharing							
Revenue Share Expense	2,718,882	2,690,071	2,931,515	212,633	241,444	7.8	9.0
Subtotal	2,718,882	2,690,071	2,931,515	212,633	241,444	7.8	9.0
Operations Equipment and Technology							
Purchase-Parking Meter Parts	80,711	80,000	80,000	(711)	-	(0.9)	-
Equip / Furniture Rental	17,213	21,400	27,660	10,447	6,260	60.7	29.3
Equipment Purchase	5,809	-	-	(5,809)	-	(100.0)	-
Subtotal	103,732	101,400	107,660	3,928	6,260	3.8	6.2
Professional - Audit							
Audit Fees	135,912	183,893	189,410	53,498	5,517	39.4	3.0
Subtotal	135,912	183,893	189,410	53,498	5,517	39.4	3.0
Professional - Legal							
Legal Services	143,979	127,630	157,630	13,651	30,000	9.5	23.5

	FY 2025	FY 2026	FY 2027	Requested Budget 2027		Requested Budget 2027	
	Actual	Approved	Proposed	vs.		vs.	
	\$	\$	\$	FY 2025 Actual	Budget 2026	FY 2025 Actual	Budget 2026
				Increase/(Decrease)		Increase/(Decrease)	
Subtotal	143,979	127,630	157,630	13,651	30,000	9.5	23.5
Professional - Other							
Property Surveys, Platting	-	10,000	10,000	10,000	-	-	-
Trustee Services	-	15,000	15,000	15,000	-	-	-
Other Consultants	958,289	682,000	652,925	(305,364)	(29,075)	(31.9)	(4.3)
Subtotal	958,289	707,000	677,925	(280,364)	(29,075)	(29.3)	(4.1)
Technology Licensing & Support							
Parking Consultant	159,452	141,000	50,000	(109,452)	(91,000)	(68.6)	(64.5)
Licenses & Permits	171,710	173,780	1,175,319	1,003,609	1,001,539	584.5	576.3
Subtotal	331,161	314,780	1,225,319	894,158	910,539	270.0	289.3
Bank Charges							
Bank Service Charges	3,446,341	3,289,084	3,749,599	303,258	460,515	8.8	14.0
Subtotal	3,446,341	3,289,084	3,749,599	303,258	460,515	8.8	14.0
Supplies & Miscellaneous							
Postage & Courier Service	5,383	5,500	7,000	1,617	1,500	30.0	27.3
Printing	43,731	89,000	83,000	39,269	(6,000)	89.8	(6.7)
Miscellaneous Services	17,331	47,500	25,500	8,169	(22,000)	47.1	(46.3)
Office Supplies	30,103	26,200	33,866	3,763	7,666	12.5	29.3
Office Equipment	63,173	30,000	15,500	(47,673)	(14,500)	(75.5)	(48.3)
Computer Supplies	43,852	55,000	69,000	25,148	14,000	57.3	25.5
Computer Software	564,206	526,000	-	(564,206)	(526,000)	(100.0)	(100.0)
Subtotal	767,778	779,200	233,866	(533,912)	(545,334)	(69.5)	(70.0)
Other Expenses							
Property Taxes	112,390	113,136	131,411	19,021	18,275	16.9	16.2
Miscellaneous Services	36,390	20,000	32,671	(3,719)	12,671	(10.2)	63.4
Management Fee - DOSP	(600)	-	-	600	-	(100.0)	-
Entertainment	-	-	1,500	1,500	1,500	-	-
Travel	41,538	25,750	46,600	5,062	20,850	12.2	81.0
Training	23,596	15,500	95,500	71,904	80,000	304.7	516.1
Meetings and Conventions	107,638	111,250	122,500	14,862	11,250	13.8	10.1
Cashier Shortages/Overages	1,187	-	-	(1,187)	-	(100.0)	-
Membership Dues	27,792	13,000	21,000	(6,792)	8,000	(24.4)	61.5
Bad Debt Expense	2,055	-	-	(2,055)	-	(100.0)	-
Misc Chrgs - Penalties	94	-	-	(94)	-	(100.0)	-
Subtotal	352,079	298,636	451,182	99,103	152,546	28.1	51.1
Advertising & Promotion							
Promotional	13,897	72,500	65,000	51,103	(7,500)	367.7	(10.3)
Public Relations	689,137	679,000	750,000	60,863	71,000	8.8	10.5
Advertising	30,251	44,000	36,288	6,037	(7,712)	20.0	(17.5)
Subtotal	733,285	795,500	851,288	118,003	55,788	16.1	7.0
Total Operating Expenses	30,750,753	30,298,785	32,755,862	2,005,109	2,457,077	6.5	8.1
Operating Results Before Depr & Amort	34,644,463	34,913,370	38,058,226	3,413,763	3,144,856	9.9	9.0
Depreciation & Amortization							
Depreciation - L/H Improvements	(233,190)	(3,600,000)	(3,300,000)	(3,066,810)	300,000	1,315.2	(8.3)
Depreciation - Building	(2,449,264)	-	-	2,449,264	-	(100.0)	-
Depreciation - Bldg Improvements	81,444	-	-	(81,444)	-	(100.0)	-
Depreciation - Equipment	(293,532)	-	-	293,532	-	(100.0)	-
Depreciation - Furn & Fixtures	(67,776)	-	-	67,776	-	(100.0)	-
Depreciation - Automobiles	(83,730)	-	-	83,730	-	(100.0)	-
Amort Expense - Right-To-Use Leased Autc	(340,575)	-	-	340,575	-	(100.0)	-
Depreciation & Amortization	(3,386,623)	(3,600,000)	(3,300,000)	86,623	300,000	(2.6)	(8.3)
Operating Results	31,257,840	31,313,370	34,758,226	3,500,386	3,444,856	11.2	11.0
Non-Operating Revenues (Expenses):							
Interest Income	2,089,368	160,000	160,000	(1,929,368)	-	(92.3)	-
Lower of Cost of Market - Investments	(146,751)	-	-	146,751	-	(100.0)	-
Gain (Loss) on Disposal Property	(202,110)	(260,893)	(260,893)	(58,783)	-	29.1	(0.0)
Interest Expense	(1,177,258)	(974,667)	(866,167)	311,091	108,500	(26.4)	(11.1)
Excess Revenue Distribution to City	(17,000,000)	-	-	17,000,000	-	(100.0)	-
Total Non-Operating	(16,436,751)	(1,075,560)	(967,060)	15,469,691	108,500	(94.1)	(10.1)
Net Revenue In Excess of Expenses	14,821,089	30,237,810	33,791,166	18,970,078	3,553,356	128.0	11.8



City of Miami

Legislation

Resolution: R-26-_____

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

File Number: xxxx

Final Action Date: _____

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING AND ADOPTING THE ANNUAL BUDGET, ATTACHED AND INCORPORATED, OF THE DEPARTMENT OF OFF STREET PARKING FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, IN THE OPERATING AMOUNT OF \$32,755,862, EXCLUDING DEPRECIATION, AND OTHER NON-OPERATING EXPENSES OF \$4,267,060.

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

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

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

WHEREAS, the Off-Street Parking Board reviewed and approved the DOSP annual budget for Fiscal Year 2026-2027 on June 2, 2026, in the operating budget amount of \$32,755,862, excluding depreciation, and other non-operating expenses of \$4,267,060; and

WHEREAS, the DOSP requests the approval of the attached and incorporated proposed budget for the Fiscal Year commencing October 1, 2026 and ending September 30, 2027, in the operating budget amount of \$32,755,862, excluding depreciation, and other non-operating expenses of \$4,267,060;

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

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

Section 2. DOSP's annual budget, attached and incorporated, for the Fiscal Year commencing October 1, 2026 and ending September 30, 2027, in the operating amount of \$32,755,862, excluding depreciation, and other non-operating expenses of \$4,267,060, is approved and adopted.

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

APPROVED AS TO FORM AND CORRECTNESS:

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

MIAMI PARKING AUTHORITY

Schedule of Revenues and Expenses

Proposed FY 2027 Operating Budget – Line Item Descriptions

Description of Line Items:

Operating Revenue

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

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

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

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

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

Operating Expenses

Salaries, Wages & Fringe Benefits

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

Salaries – Overtime – Overtime funds paid to hourly personnel

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

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

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

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

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

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

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

Repairs, Maintenance, Cleaning & Landscape

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

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

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

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

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

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

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

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

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

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

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

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

Clothing – Uniforms for operations personnel

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

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

Security

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

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

Utilities

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

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

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

Insurance

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

Workers Compensation Insurance – Workers compensation premiums for Authority personnel

Rental – Building / Land /Fleet

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

Assessment Expenses

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

Revenue Sharing

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

Operations Equipment and Technology

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

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

Legal and Professional

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

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

Trustee Fees - Fees paid to Trustee of Authority bonds

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

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

Bank Charges

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

Supplies and Miscellaneous

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

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

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

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

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

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

Other Expenses

Licenses & Permits - Miscellaneous licenses and fees

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

Travel - Business travel expenses incurred for parking related conferences

Training - Training expenses for all employees

Meetings and Conventions - Business meeting expenses for all employees

Publications – Miscellaneous business publication subscriptions

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

Advertising & Promotion

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

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

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

Non-Operating Revenues / (Expenses)

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

Interest Income – Interest and gain/losses on Authority investments

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

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

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



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority

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

SUBJECT: FY 2027 James L. Knight Center Operating Budget

DATE: June 2, 2026

Staff is requesting that the Board give its approval of the FY 2027 James L. Knight Center Garage Budget.


KNIGHT CENTER GARAGE

Proposed FY 2026 Operating Budget

	FY 2025	FY 2026	FY 2027	\$ Change	\$ Change	% Change	% Change
	Actual	Adopted	Requested	Requested vs Actual	Requested vs Adopted	Requested vs Actual	Requested vs Adopted
Operating Revenues							
Garage Daily Revenues	1,059,877	966,740	1,008,376	(51,501)	41,636	(4.9)	4.3
Garage Monthly	2,059,985	2,000,000	1,812,000	(247,985)	(188,000)	(12.0)	(9.4)
Special Events	208,143	250,000	200,000	(8,143)	(50,000)	(3.9)	(20.0)
Sales Tax Commission	-	-	-	-	-	-	-
Miscellaneous Income	360	-	-	(360)	-	(100.0)	-
Total Operating Revenues	3,328,366	3,216,740	3,020,376	(307,990)	(196,364)	(9.3)	(6.1)
Operating Expenses							
Regular Earnings	213,763	275,984	204,455	(9,308)	(71,529)	(4.4)	(25.9)
Accrued Vacation and Sick Pay	25,930	17,822	13,254	(12,676)	(4,568)	(48.9)	(25.6)
Overtime Earnings	17,998	-	30,000	12,002	30,000	66.7	-
Uniform	-	1,000	-	-	(1,000)	-	(100.0)
Social Security (Employer Contribution)	17,127	21,474	15,600	(1,527)	(5,874)	(8.9)	(27.4)
Retirement	19,093	14,373	10,196	(8,897)	(4,177)	(46.6)	(29.1)
Group Insurance	17,597	23,373	24,470	6,873	1,097	39.1	4.7
Insurance Expense Workers Comp	17,696	4,725	5,305	(12,391)	580	(70.0)	12.3
Employee Benefits - Life Ins., Disability, etc.	7,699	6,854	5,098	(2,601)	(1,756)	(33.8)	(25.6)
Professional Services: Other	3,170,901	10,000	10,000	(3,160,901)	-	(99.7)	-
Audit Fees	7,500	8,000	8,000	500	-	6.7	-
Other Expenses (cashier over/short, mtgs)	188	-	-	(188)	-	(100.0)	-
Taxes - Other and Licenses	25	-	-	(25)	-	(100.0)	-
Other Contractual Services	574,623	680,838	679,318	104,695	(1,520)	18.2	(0.2)
Telephone	10,735	11,000	11,000	265	-	2.5	-
Light & Power	66,765	64,000	72,000	5,235	8,000	7.8	12.5
Water	23,578	24,000	24,000	422	-	1.8	-
Insurance Expense - General Liability	53,852	53,896	56,591	2,739	2,695	5.1	5.0
Repair and Maintenance	185,627	169,500	166,672	(18,955)	(2,828)	(10.2)	(1.7)
Printing	6,752	8,000	-	(6,752)	(8,000)	(100.0)	(100.0)
Office Supplies	2,414	4,500	3,000	586	(1,500)	24.3	(33.3)
Housekeeping Supplies	14,659	12,000	15,000	341	3,000	2.3	25.0
Expendable Tools	1,064	2,000	-	(1,064)	(2,000)	(100.0)	(100.0)
Budget Reserve	-	-	-	-	-	-	-
Total Operating Expenses	4,455,586	1,413,339	1,353,959	(3,101,627)	(59,380)	(69.6)	(4.2)
Net Revenue Over Expenses	(1,127,221)	1,803,401	1,666,417	2,793,638	(136,984)	(247.8)	(7.6)



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Approval of Retired Health Savings (RHS) Contribution

DATE: June 2, 2026

MPA staff is recommending and respectfully requesting Board's approval to contribute to the Employee's Retirement Health Savings Plan of approximately \$116,500. This amount is based on benefit amounts according to the employees' years of service.

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

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

9/30/2026

Annual Contribution	
1 - 5 Years	750.00
6 - 10 Years	1,000.00
11 - 15 Years	1,250.00
16 or more	1,500.00
Employer Contribution	\$ 116,500.00

Payroll Name	FT Date	Years of Service	ER Contribution
Aguilar, Flabio F.	08/19/2014	12.12	1,250.00
Alfonso, Carlos	08/26/2025	1.10	750.00
Alvarez, Xiomara	06/20/2023	3.28	750.00
Argudin, Alejandra	09/11/2006	20.07	1,500.00
Armenteros, Javier R.	03/25/2013	13.53	1,250.00
Baldelomar, Julio	05/29/2018	8.35	1,000.00
Blequett, Kevin	06/24/2024	2.27	750.00
Bonilla, Aillen	02/25/2019	7.60	1,000.00
Borges, Vilma	03/06/2023	3.57	750.00
Borrero, Grace	02/20/2024	2.61	750.00
Brinson, Zahnovia	12/27/2021	4.76	750.00
Brown, David	11/10/1993	32.91	1,500.00
Caballero, Fanny R.	06/06/2016	10.32	1,000.00
Campos, Gonsalo	10/31/2022	3.92	750.00
Canizales, Orlando	06/15/2021	5.30	750.00
Carmenates, Margarita	09/18/2006	20.05	1,500.00
Carreno, Carolina	10/28/2024	1.92	750.00
Carrera, Kenneth D.	12/17/2018	7.79	1,000.00
Castillo, Carlos J.	07/24/2017	9.19	1,000.00
Clermont, Widlene	05/10/2001	25.41	1,500.00
Coats, Robert J	07/19/2021	5.20	750.00
Cobo Reina, Carlos	05/08/2023	3.40	750.00
Colon, Jennifer A	08/22/2018	8.11	1,000.00
Cuadra, Monica	01/13/1997	29.73	1,500.00
Curry, Kirk D.	07/18/2022	4.21	750.00
Davis, Yolanda	03/10/2003	23.58	1,500.00
Deroy Caballero, Oscar E.	11/28/2022	3.84	750.00
Diaz, Angel	05/23/2016	10.36	1,000.00
Diaz, Dante M.	10/28/2024	1.92	750.00
Diaz, Jose D.	03/11/2024	2.56	750.00
DiSpaldo, Scarleth V.	01/28/2015	11.68	1,250.00
Dueñas, Roberto J	04/10/2017	9.48	1,000.00
Duffie, Jeremy D.	07/23/2013	13.20	1,250.00
Duque, Jose A	10/31/2022	3.92	750.00
Dziedzic, Mirtha	03/03/2025	1.58	750.00
Escandon, Humberto	03/14/1997	29.57	1,500.00
Espinosa, Enrique	04/22/2013	13.45	1,250.00
FanFan, Emelyne	05/23/2022	4.36	750.00
Faraco, Yasser E	03/26/2018	8.52	1,000.00
Feliu, Ariel	09/22/2025	1.02	750.00
Fisher, Gregory N.	02/12/2018	8.64	1,000.00
Galera, Amaury	03/10/2025	1.56	750.00
Garay, Maria A	06/14/2021	5.30	750.00
Garcia Zapata, Jose Lorenzo	04/14/2025	1.46	750.00
Garcia, Jennifer	11/05/2007	18.92	1,500.00
Gonzalez, Chantal	11/01/2021	4.92	750.00
Gonzalez, Olga Lucia	10/07/2024	1.98	750.00
Gullett, Tunekia	11/09/2000	25.91	1,500.00

9/30/2026

	Annual Contribution
1 - 5 Years	750.00
6 - 10 Years	1,000.00
11 - 15 Years	1,250.00
16 or more	1,500.00
Employer Contribution	\$ 116,500.00

Payroll Name	FT Date	Years of Service	ER Contribution
Hernandez, Angel J	06/03/2019	7.33	1,000.00
Hernandez, Daylin	09/20/2021	5.03	750.00
Hernandez, Sintiha P.	04/01/2013	13.51	1,250.00
Herrera, Carmen E.	02/01/2007	19.67	1,500.00
Isaac, Kimberly	09/26/2022	4.01	750.00
Johnson, Reneika L	03/06/2023	3.57	750.00
Jomarron, Julio	09/08/2008	18.07	1,500.00
Joseph, Daniella	03/11/2019	7.56	1,000.00
Joseph, McKinley	09/10/2018	8.06	1,000.00
Lopez Mendoza, Sarais H	07/15/2024	2.21	750.00
Lopez, Jaime	05/19/2000	26.38	1,500.00
Lopez, John F	09/12/2022	4.05	750.00
Marquez, Fernando	12/01/2008	17.84	1,500.00
Marrero, Dalia	01/03/2005	21.75	1,500.00
Maruri, Lazaro	07/11/2016	10.23	1,000.00
Maytin, Gabriel	04/25/2022	4.44	750.00
McClean, George J	08/06/2018	8.16	1,000.00
Medina, Jeffrey	12/08/2008	17.82	1,500.00
Mejia, Maria	03/11/2019	7.56	1,000.00
Miranda, Frank	05/30/2023	3.34	750.00
Montes, Israel S	09/12/2018	8.05	1,000.00
Montoya, Monica E	09/30/2019	7.01	1,000.00
Munro, Aida	06/23/2025	1.27	750.00
Murillo, Melida	02/01/2007	19.67	1,500.00
Murillo, Vera	10/10/2006	19.99	1,500.00
Nodarse, Arnol	09/12/2022	4.05	750.00
Padilla, Jose M	04/03/2003	23.51	1,500.00
Palacios, Stephanie J.	07/27/2015	11.19	1,250.00
Panchame, Felipe A.	03/06/2017	9.58	1,000.00
Parekh, Anna P.	03/25/2019	7.52	1,000.00
Perez, Juan	06/16/2025	1.29	750.00
Perez, Nuria G.	11/18/2019	6.87	1,000.00
Plessis, Ines	05/25/2025	1.35	750.00
Poitier, Sherrie	12/19/1988	37.81	1,500.00
Punongbayan, Melisa	08/07/2017	9.15	1,000.00
Putoy, Ninoska	08/01/2005	21.18	1,500.00
Ravelo, Jorge Luis	06/20/2023	3.28	750.00
Reyes, Yurlin B	08/19/2015	11.12	1,250.00
Roblero, Henry J	07/01/2024	2.25	750.00
Rodriguez, Geannette	03/11/2019	7.56	1,000.00
Rodriguez, Oscar A.	10/12/2010	15.98	1,250.00
Romero, Pedro Arturo	03/25/2025	1.52	750.00
Rosado, Luz E.	08/15/2022	4.13	750.00
Rosario, Victor	05/17/2010	16.38	1,500.00
Rutherford, Yolanda S	06/14/2021	5.30	750.00
Sanchez, Angela	07/01/2001	25.27	1,500.00
Sanchez, Elio	05/24/2016	10.36	1,000.00
Sanchez, Patricia	06/17/2005	21.30	1,500.00


9/30/2026

Annual Contribution	
1 - 5 Years	750.00
6 - 10 Years	1,000.00
11 - 15 Years	1,250.00
16 or more	1,500.00
Employer Contribution	\$ 116,500.00

Payroll Name	FT Date	Years of Service	ER Contribution
Sanon, Robenson	10/24/2012	13.94	1,250.00
Santana, Ambrosio	06/18/2018	8.29	1,000.00
Santana, Narvy	08/26/2024	2.10	750.00
Sarria, Maria	09/08/2025	1.06	750.00
Sequeira, Alvaro J	10/29/2019	6.93	1,000.00
Sicilia, Misleydis	02/24/2014	12.61	1,250.00
Soriano, Hendrych Jibsam	10/10/2023	2.98	750.00
Sotelo Aleman, Luis E	06/14/2021	5.30	750.00
Soto, Wilfredo	03/11/2013	13.56	1,250.00
Thames, Luquette	12/16/1995	30.81	1,500.00
Valderrama, Victor	09/23/2024	2.02	750.00
Valdivia, Yessenia	09/15/2025	1.04	750.00
Vasallo, Lazaro J	05/13/2013	13.39	1,250.00
Vasquez, Gabriel J	04/22/2024	2.44	750.00
Velandia, Orlando	12/26/2007	18.78	1,500.00
Velez, Pablo R	08/26/2024	2.10	750.00
Veliz, Yvonne F	08/01/2022	4.17	750.00



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Selection and Agreement with Flash Parking, Inc. in accordance with provisions of RFP 26-04 - Parking and Revenue Control System

DATE: June 2, 2026

On March 10, 2026, the MPA issued ***Request for Proposals No. 26-04 for a Parking and Revenue Control System*** from qualified companies to provide a Parking and Revenue Control System including real-time centralized processing of data for seven (7) designated MPA parking garages and lots¹, a central monitoring station for intercoms, cameras at all entrance and exit lanes, and access control for the garage equipment. On April 17, 2026, six (6) responsive proposals were received from the following:

- Amano McGann, Inc.
- Flash Parking, Inc.
- HUB Parking Technology USA, Inc.
- IP Parking NA, Inc.
- SKIDATA, Inc.
- TIBA Parking Systems, LLC

In order to reduce the number of potential suppliers to a manageable group for further evaluation and decision-making, on May 12, 2026, the Evaluation Committee (“Committee”) convened to review, score, and identify a shortlist of the three (3) top-ranked proposals. The attached Tabulation Phase I Scorecard reflects the Committee’s scores and the resultant ranking order:

1. Flash Parking, Inc.
2. HUB Parking Technology USA, Inc.
3. TIBA Parking Systems, LLC

¹ Courthouse Center Garage, College Station Garage, James L. Knight Center Garage, Regatta Harbour Garage, Lot 18 at 1320 NW 12 St., Lot 26 at 1355 NW 12 St., and Lot 72 at 2600 South Bayshore Dr.

On May 15, 2026, the Committee reconvened for oral presentations and demonstrations from the shortlisted proposers. The proposers were asked to focus their presentations on operations, specifically: validations, monthly permit access controls, event parking, command center dashboard, and reporting dashboards. Each presentation was followed by a 40-minute question and answer period.


The attached Tabulation Phase II Scorecard reflects the Committee's scores and the following resultant ranking order:

1. Flash Parking, Inc.
2. TIBA Parking Systems, LLC.
3. HUB Parking Technology USA, Inc.

The MPA staff respectfully requests the authority to negotiate and execute a Parking and Revenue Control System Agreement with Flash Parking, Inc., as the top-ranked proposer.

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

Evaluation Committee: Henry Espinosa, Jose Leon, George Mclean, Joaquin Rojas, Victor Rosario

	Corporate Experience and Qualifications 10 Points	Location, address of support team members assigned to handle MPA's acct, address of technical installation(s) 15 Points	Past Performance, References, Litigation History 10 Points	Service Requirements 40 Points	Warranty/ Service Level Agreement Rqmts & Prices 20 Points	Financial Capacity 5 Points	Points per Evaluator
HENRY ESPINOSA - IT Director MPA							
AMANO McGANN, INC.	10	15	10	20	20	5	80
FLASH PARKING, INC	10	15	10	35	14	5	89
HUB PARKING TECHNOLOGY USA, INC	10	15	10	35	10	5	85
IP PARKING NA, INC	10	10	10	38	15	5	88
SKIDATA	10	10	5	20	10	5	60
TIBA PARKING SYSTEMS	10	15	10	40	7	5	87
JOSE LEON - City of Doral							
AMANO McGANN, INC.	10	10	10	21	10	5	66
FLASH PARKING, INC	6	13	10	31	15	5	80
HUB PARKING TECHNOLOGY USA, INC	10	11	10	35	18	5	89
IP PARKING NA, INC	10	10	7	31	13	5	76
SKIDATA	10	11	7	25	12	5	70
TIBA PARKING SYSTEMS	10	11	9	31	13	5	79
GEORGE MCLEAN - Data Insight MPA							
AMANO McGANN, INC.	10	12	10	31	16	5	84
FLASH PARKING, INC	10	15	10	38	18	4	95
HUB PARKING TECHNOLOGY USA, INC	10	12	10	37	17	5	91
IP PARKING NA, INC	10	10	10	32	16	5	83
SKIDATA	10	10	5	20	15	4	64
TIBA PARKING SYSTEMS	10	12	10	38	18	5	93
JOAQUIN ROJAS - Parking Consultant							
AMANO McGANN, INC.	10	12	10	20	20	5	77
FLASH PARKING, INC	10	15	10	38	18	5	96
HUB PARKING TECHNOLOGY USA, INC	10	12	10	38	17	5	92
IP PARKING NA, INC	10	7	7	35	20	5	84
SKIDATA	10	11	8	20	18	5	72
TIBA PARKING SYSTEMS	10	15	10	38	15	5	93
VICTOR ROSARIO - Operations MPA							
AMANO McGANN, INC.	10	13	10	28	18	5	84
FLASH PARKING, INC	10	13	10	38	16	5	92
HUB PARKING TECHNOLOGY USA, INC	10	12	10	36	12	5	85
IP PARKING NA, INC	10	8	10	34	15	5	82
SKIDATA	10	8	5	25	20	5	73
TIBA PARKING SYSTEMS	10	15	10	38	10	5	88

SHORTLIST TABULATION	Sum Total Scores	RANK ORDER
AMANO McGANN, INC.	391	
FLASH PARKING, INC	452	1
HUB PARKING TECHNOLOGY	442	2
IP PARKING NA, INC	413	
SKIDATA	339	
TIBA PARKING SYSTEMS	440	3

Prepared By:

Anna Parekh

Anna Parekh, Procurement Administrator


Cleared By:

Alejandra Argudin

Alejandra Argudin, Chief Executive Officer

TABULATION PHASE II EVALUATION RFP 26-04 PARKING & REVENUE CONTROL SYSTEM

Evaluation Committee: Henry Espinosa, Jose Leon, George Mclean, Joaquin Rojas, Victor Rosario

	Corporate Experience and Qualifications 10 Points	Location, address of support team members assigned to handle MPA's acct, address of technical installation(s) 15 Points	Past Performance, References, Litigation History 10 Points	Service Requirements 40 Points	Warranty/ Service Level Agreement Rqmts & Prices 20 Points	Financial Capacity 5 Points	Points per Evaluator
HENRY ESPINOSA - IT Director MPA							
FLASH PARKING, INC	10	15	10	35	15	5	90
HUB PARKING TECHNOLOGY USA, INC	10	15	10	20	10	5	70
TIBA PARKING SYSTEMS	10	15	10	35	20	5	95
JOSE LEON - City of Doral							
FLASH PARKING, INC	10	12	10	38	17	5	92
HUB PARKING TECHNOLOGY USA, INC	10	8	10	30	18	5	81
TIBA PARKING SYSTEMS	10	10	10	35	15	5	85
GEORGE MCLEAN - Data Insight MPA							
FLASH PARKING, INC	10	14	10	39	18	4	95
HUB PARKING TECHNOLOGY USA, INC	10	7	10	32	17	5	81
TIBA PARKING SYSTEMS	10	15	10	36	18	5	94
JOAQUIN ROJAS - Parking Consultant							
FLASH PARKING, INC	10	14	10	38	18	5	95
HUB PARKING TECHNOLOGY USA, INC	10	10	10	25	19	5	79
TIBA PARKING SYSTEMS	10	13	10	38	15	5	91
VICTOR ROSARIO - Operations MPA							
FLASH PARKING, INC	10	13	10	38	18	5	94
HUB PARKING TECHNOLOGY USA, INC	10	12	10	32	15	5	84
TIBA PARKING SYSTEMS	10	15	10	38	12	5	90

Prepared By:

Anna Parekh

Anna Parekh, Procurement Administrator

Cleared By:

A Argudin

Alejandra Argudin, Chief Executive Officer

TABULATION	Sum Total Scores	RANK ORDER
FLASH PARKING, INC	466	1
HUB PARKING TECHNOLOGY	395	3
TIBA PARKING SYSTEMS	455	2

OPERATIONS REPORT

APRIL 2026

ON-STREET

	(Actuals)	(Budget)
On-Street Revenue	\$4,713,067	\$4,038,714
Total Number of PAD's:	65	
Total Number of On-Street Spaces Citywide:	13,294	

MOBILE APPS

Revenue

\$4,195,960

% of Revenue: 99%

Transactions

928,091

ENFORCEMENT

Total number of citations issued: 25,050

Revenue generated for the City of Miami: \$518,195

Revenue generated for Miami-Dade County: \$259,324

OFF-STREET

	(Actuals)	(Budget)
Parking Garages Revenue	\$1,001,087	\$998,002
Parking Lots Revenue	\$1,035,563	\$1,102,826

Facilities

Monthly Customers

Transient Customers

Garage 1	1,229	18,086
Garage 3	1,444	17,893
Garage 4	1,102	9,046
Garage 5	221	14,466
Lots	1,849	

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

Month	Pay By Phone FY 24	PayByPhone	ParkMobile	Total Revenues	PM As % of Transactions
Oct-25	\$ 79,423	\$ 87,729	\$ 105	\$87,834	0%
Nov-25	\$ 85,215	\$ 98,609	\$ 1,580	\$100,189	2%
Dec-25	\$ 93,009	\$ 96,627	\$ 12,613	\$109,240	12%
Jan-26	\$ 92,899	\$ 87,512	\$ 16,672	\$104,183	16%
Feb-26	\$ 88,630	\$ 79,942	\$ 18,095	\$98,037	18%
Mar-26	\$ 107,993	\$ 102,354	\$ 22,666	\$125,020	18%
Apr-26	\$ 84,736	\$ 119,868	\$ 24,023	\$143,891	17%
May-26				-	
Jun-26				-	
Jul-26				-	
Aug-26				-	
Sep-26				-	
Oct-26				-	
Total	\$ 631,905.00	\$ 672,640.50	\$ 95,753.70	\$ 768,394.20	12%

Citations

FY 2024-2025	Citations Issued	FY 2025-2026	Citations Issued	YoY 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	2,202	19%
May-25	1,842	May-26		
Jun-25	1,820	Jun-26		
Jul-25	1,929	Jul-26		
Aug-25	1,795	Aug-26		
Sep-25	1,527	Sep-26		
Total	22,396	Total	13,651	

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	\$ 493,127	\$ 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	\$ 932,397	\$ 707,115	\$ 155,822	\$ 35,840	\$ 862,937	18%
May-26					\$ -	
Jun-26					\$ -	
Jul-26					\$ -	
Total	\$ 6,160,471.00	\$ 5,834,374.00	\$ 676,771.07	\$ 259,402.00	\$ 6,734,707.07	10%

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	3,246	8%
May-25	3,060	May-26		
Jun-25	2,945	Jun-26		
Total	33,911	Total	26,720	

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	\$ 6,894	\$ 2,269	\$ 9,163	25%
May-26				
Jun-26				
Jul-26				
Aug-26				
Sep-26				
Oct-26				
Nov-26				
Dec-26				
Jan-27				
Feb-27				
Total	\$ 8,746.00	\$ 2,964.00	\$ 11,710.00	25%

Citations

FY 2025-2026	Citations Issued
Apr-26	97
May-26	
Jun-26	
Jul-26	
Aug-26	
Sep-26	
Oct-26	
Nov-26	
Dec-26	
Jan-27	
Feb-27	
Total	97

PAYBYPHONE v. PARKMOBILE
KEY PERFORMANCE INDICATORS

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	\$ 1,090,294	\$ 4,323,084	25%
Apr-26	\$ 3,178,826	\$ 1,017,134	\$ 4,195,960	24%
Total	\$ 45,715,803.08	\$ 10,378,321.23	\$ 56,094,124.31	19%

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	678,913	249,178	928,091	27%
Total	9,808,103	2,230,793	12,038,896	19%

MPA Smart Loading Zones — Program Overview

24/7

Enforcement — no holiday exemptions

5 min

first 5 mins free for pick-ups & drop-offs

30 min

Maximum stay before overstay citation

June 23, enforcement go-live

Warning period before full enforcement

Key Program Facts

- **Zones are for loading/unloading by permitted commercial vehicles only.**
- Commercial vehicles register at curbpass.io/miami and apply for a Smart Loading Permit.
- Permits reviewed and approved or denied by MPA within 5 business days.
- **Non-commercial vehicles are never permitted in Smart Loading Zones.**
- Commercial invoices give 30 days to resolve before escalating to a citation.

Rates:

Free 0–5 min
\$0.05/min for 5–15 min
\$0.16/min for 15–30 min

Smart Loading Zones — Results So Far

Warning period launched May 1, 2026 · Data as of late May 2026

2,059

Warning notices
issued

since May 1, 2026

~500

Warnings
per week

current weekly rate

34

Permit
applications

submitted to MPA

11

Active permits
approved

by MPA to date

~41

Commercial
vehicles permitted

across active permits

Context: Warning period began May 1, 2026 and runs until June 23. Enforcement to begin June 23. Commercial vehicles have 5 days from a detected park event to register before a citation/invoice will be generated.

Phase 1: Warning Period (Weeks 1–7)

When a vehicle is detected without a permit:

- 1 Camera detects vehicle parked in a Smart Loading Zone without a valid permit and CurbPass account.
- 2 Automotus generates a warning notice. No payment is due.
- 3 Warning notice is mailed to the registered owner of the vehicle.
- 4 Notice instructs the owner to register at curbpass.io/miami and apply for a Smart Loading Permit.
- 5 Owner has until the end of the warning period to obtain a permit before citations begin.

Warning Notice Includes:

- ✓ Date, time, and duration of the detected parking event
- ✓ Location of the Smart Loading Zone
- ✓ Clear statement: THIS IS A WARNING — NO PAYMENT IS DUE
- ✓ Instructions to register at curbpass.io/miami and apply for a Smart Loading Permit
- ✓ Bilingual notice (English & Spanish)

**Warning period: May 1, 2026 (7 weeks) · Full enforcement:
June 23, 2026**

Phase 2: Full Enforcement (From June 23, 2026)

After 7 weeks of warnings automated invoices and citations go live.





Commercial Vehicles — Unpermitted

- 1 Unpermitted park event detected by camera.
- 2 Vehicle has 5 days to obtain a permit before action is taken.
- 3 PEO reviews event in CurbSuite — selects Invoice, Citation, or Void.
- 4 Invoice mailed to registered owner. Owner has 30 days to pay.
- 5 Unpaid after 30 days → automatically escalates to a citation.
- 6 Citation sent to Miami-Dade Clerk of Courts.

Non-Commercial Vehicles

- 1 Non-commercial vehicle detected in Smart Loading Zone.
- 2 PEO reviews in CurbSuite — selects Citation or Void.
- 3 Citation immediately issued (code 30-49(20)c) — no invoice stage.
- 4 Citation sent to Miami-Dade Clerk of Courts.

Program Timeline

Date	Milestone	Responsible Party	Notes
 Apr 27, 2026	Notify Existing CurbPass Users	Automotus	Email update on new permit requirements for Smart Loading Zones
 Apr 29, 2026	Update Signage	MPA	"Paid Commercial Loading Zone" → "Smart Loading Zone"
 May 1, 2026	Warning Period Launches	Automotus	6-week warning period begins — cameras active, warnings mailed
 Jun 23, 2026	Full Enforcement Go-Live	Automotus	Citations & invoicing begin — pending county ordinance passage

 **Complete** **Upcoming / In Progress**