

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

WEDNESDAY, SEPTEMBER 9, 2026

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

WEDNESDAY, SEPTEMBER 9, 2026

8:00 A. M.

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

September 9, 2026

8:00 a.m.

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

1. June 2026 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
2. July 2026 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
3. 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 *AA Argudin*

SUBJECT: Financial Summaries For the Period Ended June 30, 2026

DATE: September 9, 2026

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

AA:md

Attachment

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Nine Months ended June 30, 2026

Page 1

				Variances			
	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	53,189,120	49,312,653	49,125,901	4,063,219	8.3	3,876,467	7.9
Direct Operating Expenses	22,466,992	23,164,860	21,829,512	(637,480)	(2.9)	697,868	3.0
Operating Results	30,722,128	26,147,793	27,296,389	3,425,739	12.6	4,574,335	17.5
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,352,408)	(2,700,000)	(2,425,741)	73,333	3.0	347,592	12.9
Interest Income	1,378,292	119,997	1,484,530	(106,238)	7.2	1,258,295	(1,048.6)
Lower of Cost of Market - Investments	(256,105)	-	83,573	(339,678)	406.4	(256,105)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	46.3	72,900	-
Interest Expense	(947,408)	(926,667)	(1,004,108)	56,700	5.6	(20,741)	(2.2)
Budgeted Reserves	13,304	-	-	13,304	-	13,304	-
Net Revenue In Excess of Expenses	28,630,703	22,641,123	25,570,402	3,060,301	12.0	5,989,580	26.5

The above summary represents the financial performance of the agency for the (9) months ended June 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 June 30, 2026

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	Variances						
	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	6,151,685	4,995,039	5,346,435	805,250	15.1	1,156,646	23.2
Direct Operating Expenses	2,560,179	2,526,396	2,402,623	(157,556)	(6.6)	(33,783)	(1.3)
Operating Results	3,591,506	2,468,643	2,943,812	647,694	22.0	1,122,863	45.5
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(263,336)	(300,000)	(262,848)	(488)	0.2	36,664	12.2
Interest Income	140,924	13,333	191,311	(50,387)	(26.3)	127,591	(957.0)
Lower of Cost of Market - Investments	(55,650)	-	87,743	(143,393)	(163.4)	(55,650)	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Budgeted Reserves	6,009	-	-	6,009	-	6,009	-
Net Revenue In Excess of Expenses	3,314,185	2,079,013	2,848,450	465,735	16.4	1,235,172	59.4

MIAMI PARKING AUTHORITY

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 Schedule of Revenue and Expenses
 For the Nine Months ended June 30, 2026

	Variances						
	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	6,104,177	5,944,813	5,678,113	426,064	7.5	159,364	2.7
Parking Lots	9,202,292	8,896,452	8,772,009	430,283	4.9	305,840	3.4
On-Street	35,821,787	32,717,008	32,669,167	3,152,620	9.7	3,104,779	9.5
Management Fees	1,153,087	779,383	1,070,037	83,050	7.8	373,704	47.9
Other	907,778	974,997	936,575	(28,797)	(3.1)	(67,219)	(6.9)
Total Operating Revenue	53,189,121	49,312,653	49,125,901	4,063,220	8.3	3,876,468	7.9
Operating Expenses							
Salaries, Wages & Fringe Benefits	8,846,879	9,711,108	8,414,500	(432,379)	(5.1)	864,229	8.9
Repairs, Maintenance, Cleaning & Landscape	1,807,618	1,955,005	1,924,221	116,603	6.1	147,387	7.5
Security	1,330,970	1,394,538	1,365,645	34,675	2.5	63,568	4.6
Utilities	494,284	542,690	583,915	89,631	15.4	48,406	8.9
Insurance	1,151,161	1,127,466	1,276,405	125,244	9.8	(23,695)	(2.1)
Rental - Building/Land/Auto	433,798	516,874	355,667	(78,131)	(22.0)	83,076	16.1
Assessment Expenses	780,107	762,294	717,789	(62,318)	(8.7)	(17,813)	(2.3)
Revenue Sharing	2,256,847	2,066,195	2,173,902	(82,945)	(3.8)	(190,652)	(9.2)
Parking Meter Parts & Installation	18,812	75,702	25,136	6,324	25.2	56,890	75.1
Professional - Audit	101,934	137,916	101,934	-	-	35,982	26.1
Professional - Legal Services	88,218	95,625	88,218	-	-	7,407	7.7
Professional - Other	592,600	520,454	643,235	50,635	7.9	(72,146)	(13.9)
Professional - Pay and Display Fees	96,879	114,814	109,898	13,019	11.8	17,935	15.6
Bank Charges	2,942,438	2,546,211	2,570,336	(372,102)	(14.5)	(396,227)	(15.6)
Supplies & Miscellaneous	692,522	690,627	574,864	(117,658)	(20.5)	(1,895)	(0.3)
Other Expenses	317,107	322,254	348,592	31,485	9.0	5,147	1.6
Advertising & Promotion	514,818	585,087	555,255	40,437	7.3	70,269	12.0
Total Operating Expenses	22,466,992	23,164,860	21,829,512	(637,480)	(2.9)	697,868	3.0
Operating Results Before Depr & Amort	30,722,129	26,147,793	27,296,389	3,425,740	12.6	4,574,336	17.5
Depreciation & Amortization	(2,352,408)	(2,700,000)	(2,425,741)	73,333	3.0	347,592	12.9
Operating Results	28,369,721	23,447,793	24,870,648	3,499,073	14.1	4,921,928	21.0
Non-Operating Revenues (Expenses):							
Interest Income	1,378,292	119,997	1,484,530	(106,238)	(7.2)	1,258,295	1,048.6
Lower of Cost of Market - Investments	(256,105)	-	83,573	(339,678)	(406.4)	(256,105)	-
Gain (Loss) on Disposal Property	72,900	-	135,759	(62,859)	(46.3)	72,900	-
Interest Expense	(947,408)	(926,667)	(1,004,108)	56,700	(5.6)	(20,741)	2.2
Budgeted Reserves	13,304	-	-	13,304	-	13,304	-
Total Non-Operating	260,983	(806,670)	699,754	(438,771)	(62.7)	1,067,653	(132.4)
Net Revenue In Excess of Expenses	28,630,704	22,641,123	25,570,402	3,060,302	12.0	5,989,581	26.5

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

				Variances				
	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget		Note(s)
	\$	\$	\$	\$	%	\$	%	
Operating Revenue								
Off-Street Facilities	782,377	618,907	614,514	167,863	27.3	163,470	26.4	
Parking Lots	1,153,411	909,585	882,217	271,194	30.7	243,826	26.8	
On-Street	3,948,333	3,285,416	3,626,726	321,607	8.9	662,917	20.2	
Management Fees	166,696	72,798	125,439	41,257	32.9	93,898	129.0	
Other	100,869	108,333	97,538	3,331	3.4	(7,464)	(6.9)	
Total Operating Revenue	6,151,686	4,995,039	5,346,434	805,252	15.1	1,156,647	23.2	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,031,128	1,079,012	880,703	(150,425)	(17.1)	47,884	4.4	
Repairs, Maintenance, Cleaning & Landscape	192,843	250,722	191,633	(1,210)	(0.6)	57,879	23.1	
Security	142,058	145,798	177,710	35,652	20.1	3,740	2.6	
Utilities	55,953	58,363	62,637	6,684	10.7	2,410	4.1	
Insurance	132,639	125,274	138,073	5,434	3.9	(7,365)	(5.9)	
Rental - Building/Land/Auto	56,199	62,753	39,518	(16,681)	(42.2)	6,554	10.4	
Assessment Expenses	90,063	81,787	80,641	(9,422)	(11.7)	(8,276)	(10.1)	
Revenue Sharing	243,613	221,310	206,133	(37,480)	(18.2)	(22,303)	(10.1)	1
Parking Meter Parts & Installation	290	7,783	1,337	1,047	78.3	7,493	96.3	
Professional - Audit	11,326	15,324	11,326	-	-	3,998	26.1	
Professional - Legal Services	9,802	10,625	9,802	-	-	823	7.7	
Professional - Other	63,000	60,599	93,251	30,251	32.4	(2,401)	(4.0)	
Professional - Technology Fees	4,038	4,565	31,513	27,475	87.2	527	11.5	
Bank Charges	344,426	232,755	297,782	(46,644)	(15.7)	(111,671)	(48.0)	2
Supplies & Miscellaneous	79,293	73,020	57,225	(22,068)	(38.6)	(6,273)	(8.6)	
Other Expenses	49,457	45,670	67,890	18,433	27.2	(3,787)	(8.3)	
Advertising & Promotion	54,051	51,036	55,449	1,398	2.5	(3,015)	(5.9)	
Total Operating Expenses	2,560,179	2,526,396	2,402,623	(157,556)	(6.6)	(33,783)	(1.3)	
Operating Results Before Depr & Amort	3,591,507	2,468,643	2,943,811	647,696	22.0	1,122,864	45.5	
Depreciation & Amortization	(263,336)	(300,000)	(262,848)	(488)	(0.2)	36,664	(12.2)	
Operating Results	3,328,171	2,168,643	2,680,963	647,208	24.1	1,159,528	53.5	
Non-Operating Revenues (Expenses):								
Interest Income	140,924	13,333	191,311	(50,387)	26.3	127,591	957.0	
Lower of Cost or Market - Investments	(55,650)	-	87,743	(143,393)	163.4	(55,650)	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Budgeted Reserves	6,009	-	-	6,009	-	6,009	-	
Total Non-Operating	(13,985)	(89,630)	167,486	(181,471)	(108.3)	75,645	(84.4)	
Net Revenue In Excess of Expenses	3,314,186	2,079,013	2,848,449	465,737	16.4	1,235,173	59.4	

Summary of Major Variances
For the Month Ended June 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 November this line item had a negative variance of \$22k.
- 2 **Bank Charges** - The negative variance of \$112k is attributable to system-wide credit card usage being more than anticipated.

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



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

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Revenue and Expenses Summary
For the Nine Months ended June 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	2,521,008	2,408,377	2,532,954	(11,946)	(0.5)	112,631	4.7
Direct Operating Expenses	1,039,848	1,046,098	1,658,196	618,348	37.3	6,250	0.6
Net Revenue In Excess of Expenses	1,481,160	1,362,279	874,758	606,403	69.3	118,881	8.7
Capital Expenses	1,873,043	-	1,640,005	233,038	14.2	1,873,043	0.0
Total Net of Capital Expenses	(391,883)	1,362,279	(765,247)	373,364	(48.8)	(1,754,162)	(128.8)

The above summary represents the financial performance of the agency for the (5) months ended June 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 June 30, 2026

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	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	261,714	268,642	277,521	(15,807)	(5.7)	(6,928)	(2.6)
Direct Operating Expenses	108,971	116,324	753,651	644,680	85.5	7,353	6.3
Net Revenue in Excess of Expenses	152,743	152,318	(476,130)	628,873	(132.1)	425	0.3
Capital Expenses	-	-	2,400	2,400	100.0	-	0.0
Total Net of Capital Expenses	152,743	152,318	(478,530)	626,473	(130.9)	425	0.3

JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses

For the Nine Months ended June 30, 2026

			Variances					
	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Actual FY 2026 vs. FY 2025 \$ %		FY 2026 Actual vs. FY 2026 Budget \$ %		Note(s)
Operating Revenue								
Monthly Revenue	1,471,763	1,499,078	1,530,093	(58,330)	(3.8)	(27,315)	(1.8)	
Daily Revenue	880,345	700,569	806,134	74,210	9.2	179,776	25.7	
Special Event Revenue	168,631	208,730	196,457	(27,826)	(14.2)	(40,099)	(19.2)	
Other	270	-	270	-	-	270	-	
Total Operating Revenue	2,521,008	2,408,377	2,532,954	(11,946)	(0.5)	112,631	4.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	225,082	269,717	237,328	12,246	5.2	44,635	16.5	
Repairs, Maintenance, Cleaning & Landscape	179,390	138,384	134,003	(45,387)	(33.9)	(41,006)	(29.6)	
Security	347,587	364,365	364,969	17,382	4.8	16,778	4.6	
Utilities	75,508	76,490	75,590	82	0.1	982	1.3	
Insurance	52,766	43,965	53,341	574	1.1	(8,801)	(20.0)	
Legal & Professional	19,849	27,225	655,202	635,353	97.0	7,376	27.1	
Supplies & Printing	8,749	4,534	3,645	(5,104)	(140.0)	(4,215)	(93.0)	
Mgmt Fees & Admin O/H	130,918	120,418	131,310	392	0.3	(10,500)	(8.7)	
Other Expenses	-	1,000	2,809	2,809	100.0	1,000	100.0	
Total Operating Expenses	1,039,848	1,046,098	1,658,196	618,348	37.3	6,250	0.6	
Net Revenue In Excess of Expenses	1,481,160	1,362,279	874,758	606,403	69.3	118,881	8.7	
Capital Expenses	1,873,043	-	1,640,005	233,038	14.2	1,873,043	0.0	
Total Net of Capital Expenses	(391,883)	1,362,279	(765,247)	373,364	(48.8)	(1,754,162)	9.8	

JAMES L. KNIGHT CENTER GARAGE

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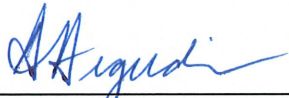
Schedule of Revenue and Expenses
For the Month Ended June 30, 2026

				Variances				
	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Actual FY 2026 vs. FY 2025 \$ %		FY 2026 Actual vs. FY 2026 Budget \$ %		Note(s)
Operating Revenue								
Monthly Revenue	141,097	165,081	174,418	(33,321)	(19.1)	(23,984)	(14.5)	
Daily Revenue	112,233	67,979	87,795	24,437	27.8	44,254	65.1	
Special Event Revenue	8,354	35,582	15,278	(6,924)	(45.3)	(27,228)	(76.5)	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	261,714	268,642	277,521	(15,807)	(5.7)	(6,928)	(2.6)	
Operating Expenses								
Salaries, Wages & Fringe Benefits	22,980	29,955	24,123	1,143	4.7	6,975	23.3	
Repairs, Maintenance, Cleaning & Landscape	10,311	15,376	8,188	(2,122)	(25.9)	5,065	32.9	
Security	37,498	40,803	53,821	16,323	30.3	3,305	8.1	
Utilities	8,364	7,848	8,122	(242)	(3.0)	(516)	(6.6)	
Insurance	5,648	4,885	5,771	124	2.1	(763)	(15.6)	
Legal & Professional	1,931	3,025	639,237	637,306	99.7	1,094	36.2	
Supplies & Printing	8,749	-	-	(8,749)	-	(8,749)	-	
Mgmt Fees & Admin O/H	13,492	13,432	14,388	896	6.2	(60)	(0.4)	
Other Expenses	-	1,000	-	-	-	1,000	100.0	
Total Operating Expenses	108,971	116,324	753,651	644,680	85.5	7,353	6.3	
Net Revenue In Excess of Expenses	152,743	152,318	(476,130)	628,873	(132.1)	425	0.3	
Capital Expenses	-	-	2,400	2,400	100.0	-	0.0	
Total Net of Capital Expenses	152,743	152,318	(478,530)	626,473	(130.9)	425	0.3	

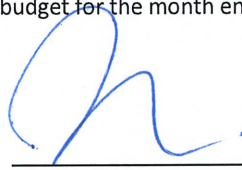
**Summary of Major Variances
For the Month Ended June 30, 2026**

¹ No variance to report.

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



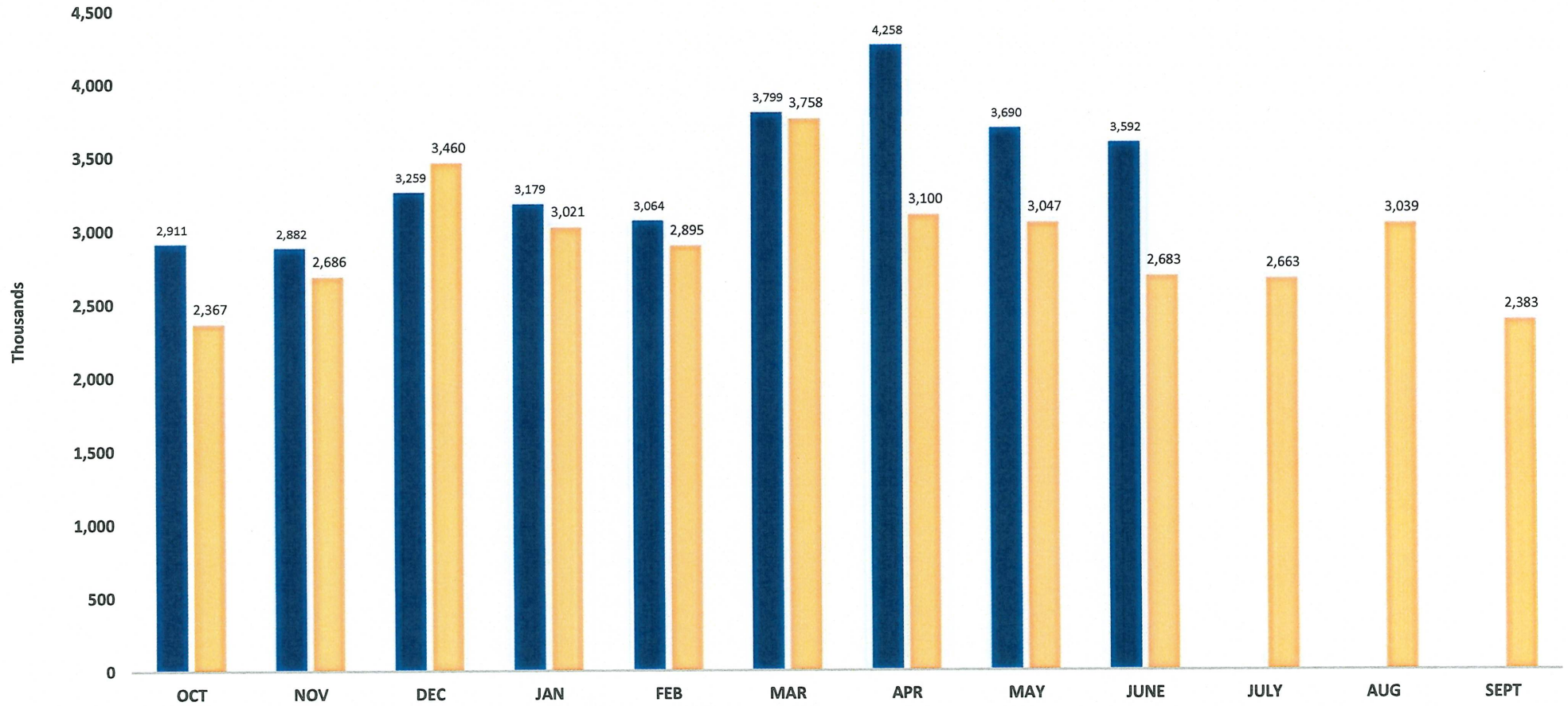
**ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER**



**MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER**

MIAMI PARKING AUTHORITY OPERATING INCOME

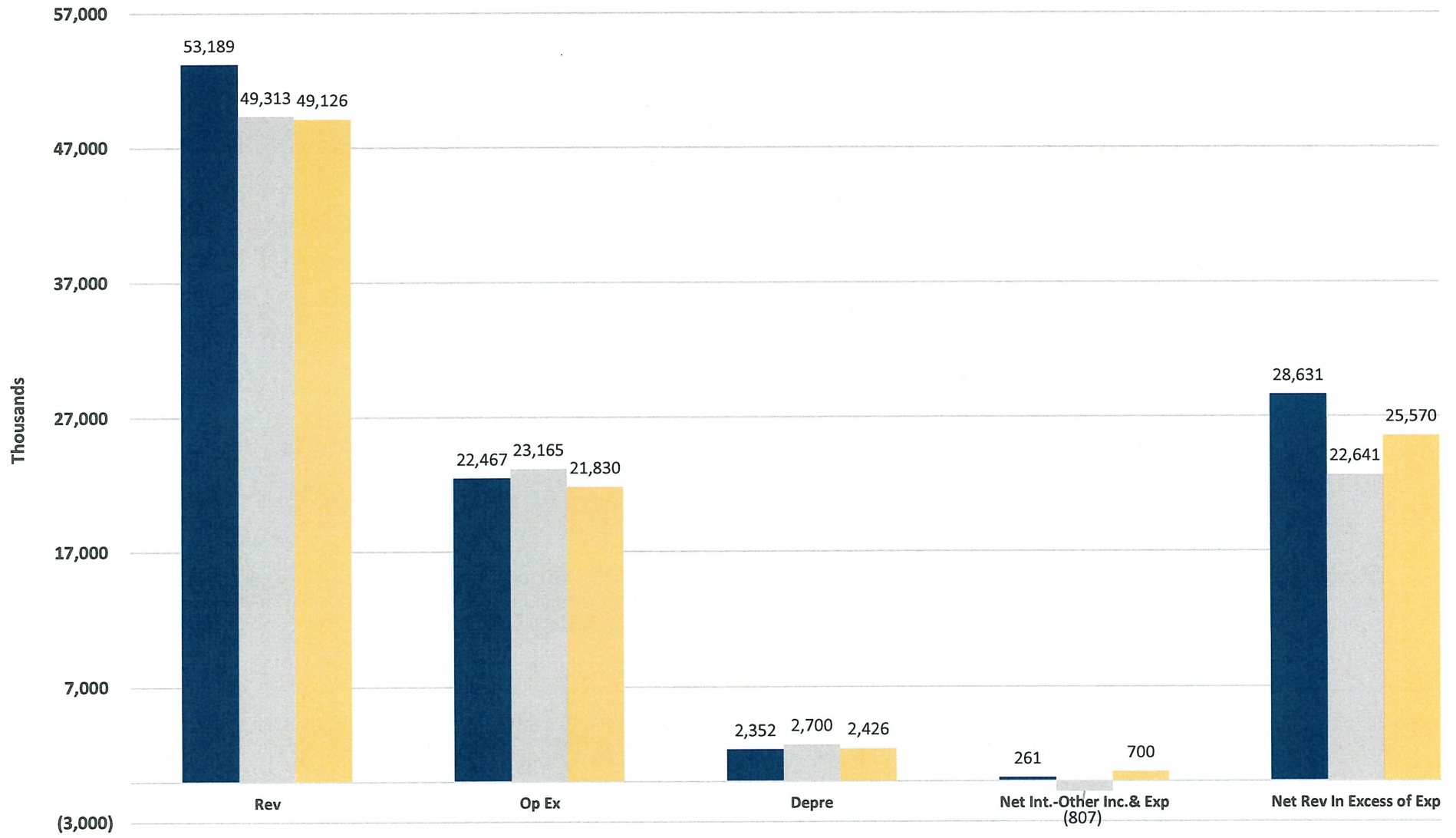
■ Fiscal 2026 ■ Fiscal 2025



MIAMI PARKING AUTHORITY

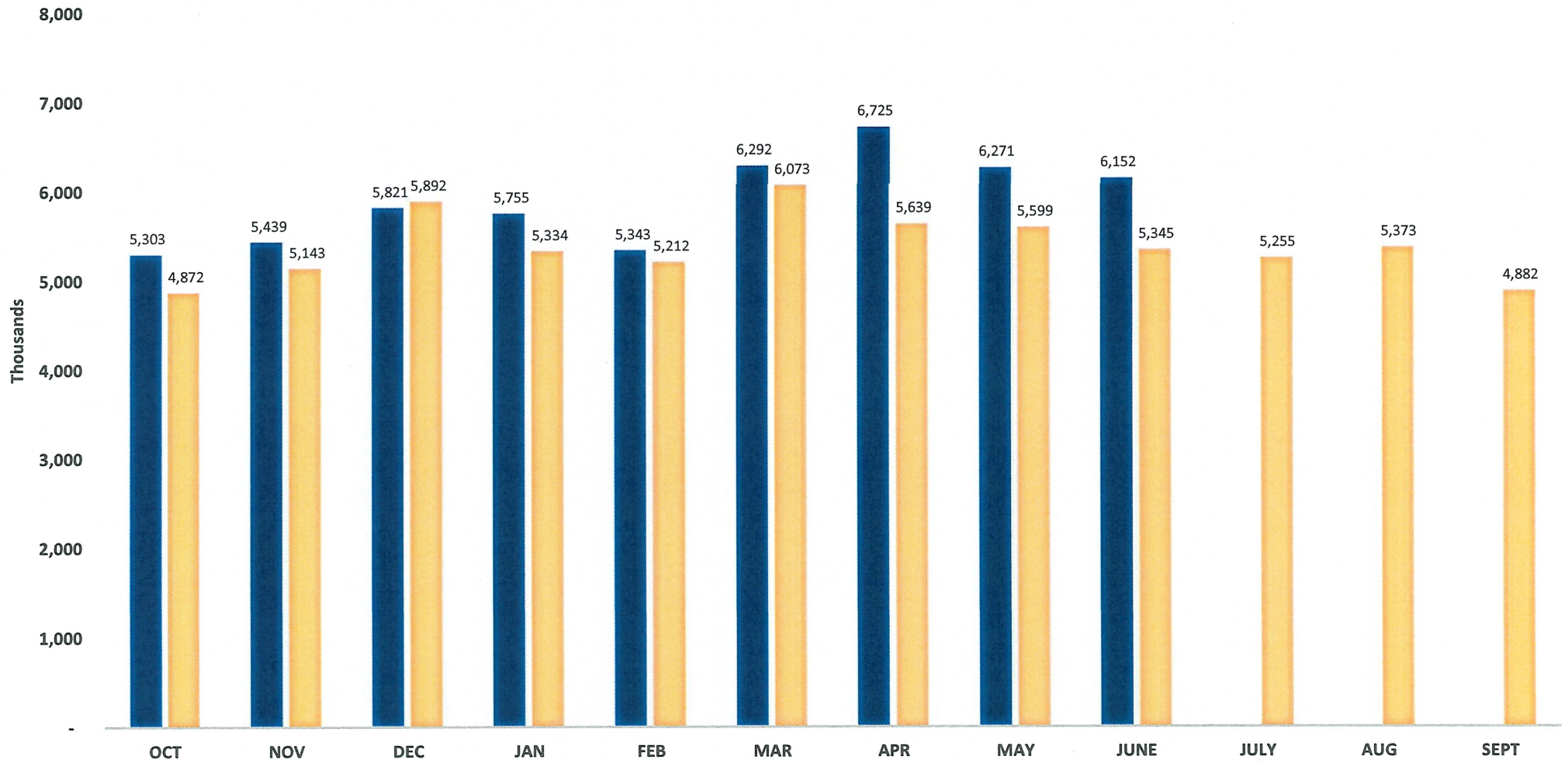
For The Nine Months Ended June 30, 2026

■ CURRENT YEAR ■ BUDGET ■ PRIOR YEAR



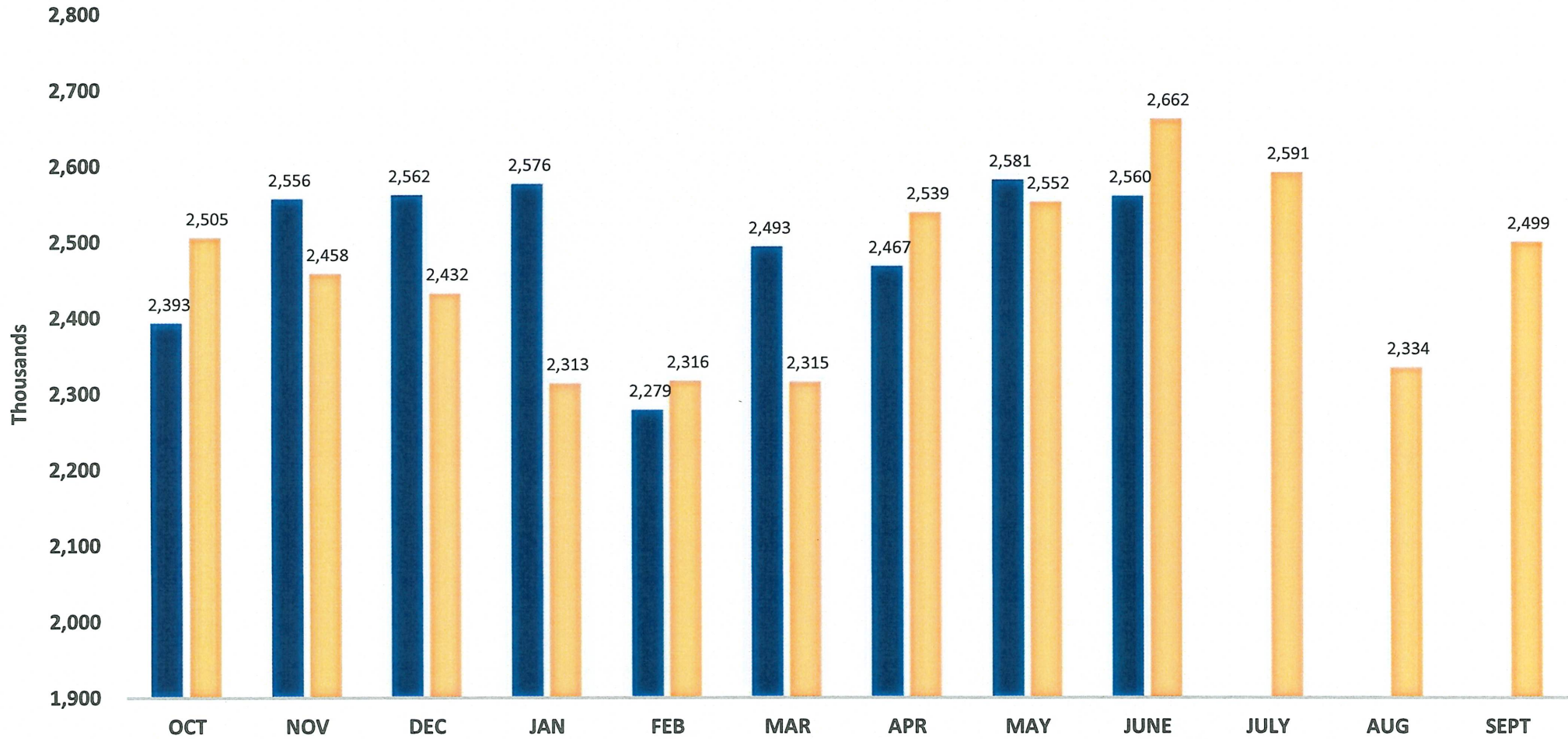
MIAMI PARKING AUTHORITY OPERATING REVENUE

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

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

DATE: September 9, 2026

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

AA:md

Attachment

MIAMI PARKING AUTHORITY

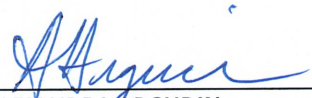
Revenue and Expenses Summary

For the Ten Months ended July 31, 2026

Page 1

	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	59,116,264	54,463,651	54,380,436	4,735,828	8.7	4,652,613	8.5
Direct Operating Expenses	25,136,690	25,754,975	24,420,869	(715,821)	(2.9)	618,285	2.4
Operating Results	33,979,574	28,708,676	29,959,567	4,020,007	13.4	5,270,898	18.4
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,630,388)	(3,000,000)	(2,688,321)	57,933	2.2	369,612	12.3
Interest Income	1,521,846	133,330	1,686,016	(164,170)	9.7	1,388,516	(1,041.4)
Lower of Cost of Market - Investments	(344,244)	-	40,279	(384,523)	954.6	(344,244)	-
Gain (Loss) on Disposal Property	72,900	-	66,759	6,141	(9.2)	72,900	-
Interest Expense	(1,052,675)	(1,029,630)	(1,115,675)	63,000	5.6	(23,045)	(2.2)
Budgeted Reserves	17,866	-	-	17,866	-	17,866	-
Net Revenue In Excess of Expenses	31,564,879	24,812,376	27,948,625	3,616,254	12.9	6,752,503	27.2

The above summary represents the financial performance of the agency for the (10) months ended July 31, 2026 based on the reporting requirements of Ordinance No. 11719.


 ALEJANDRA ARGUDIN
 CHIEF EXECUTIVE OFFICER


 MIRTHA DZIEDZIC
 CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Month Ended July 31, 2026

Page 2

	Variances						
	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	5,927,143	5,150,998	5,254,534	672,609	12.8	776,145	15.1
Direct Operating Expenses	2,669,697	2,590,115	2,591,357	(78,340)	(3.0)	(79,582)	(3.1)
Operating Results	3,257,446	2,560,883	2,663,177	594,269	22.3	696,563	27.2
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(277,979)	(300,000)	(262,580)	(15,399)	5.9	22,021	7.3
Interest Income	143,554	13,333	201,486	(57,932)	(28.8)	130,221	(976.7)
Lower of Cost of Market - Investments	(88,139)	-	(43,293)	(44,846)	103.6	(88,139)	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Budgeted Reserves	4,562	-	-	4,562	-	4,562	-
Net Revenue In Excess of Expenses	2,934,176	2,171,253	2,378,222	555,954	23.4	762,923	35.1

MIAMI PARKING AUTHORITY

Page 3

Schedule of Revenue and Expenses
For the Ten Months ended July 31, 2026

	Variances						
	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	6,898,805	6,544,902	6,280,248	618,557	9.8	353,903	5.4
Parking Lots	9,978,934	9,870,654	9,662,017	316,917	3.3	108,280	1.1
On-Street	39,925,570	36,104,067	36,217,686	3,707,884	10.2	3,821,503	10.6
Management Fees	1,293,157	860,698	1,207,961	85,196	7.1	432,459	50.2
Other	1,019,798	1,083,330	1,012,523	7,275	0.7	(63,532)	(5.9)
Total Operating Revenue	59,116,264	54,463,651	54,380,435	4,735,829	8.7	4,652,613	8.5
Operating Expenses							
Salaries, Wages & Fringe Benefits	9,915,254	10,790,120	9,474,268	(440,986)	(4.7)	874,866	8.1
Repairs, Maintenance, Cleaning & Landscape	2,040,939	2,194,847	2,145,103	104,164	4.9	153,908	7.0
Security	1,548,431	1,594,055	1,488,230	(60,201)	(4.0)	45,624	2.9
Utilities	553,909	601,380	635,575	81,666	12.8	47,471	7.9
Insurance	1,276,562	1,252,740	1,414,885	138,323	9.8	(23,822)	(1.9)
Rental - Building/Land/Auto	488,840	579,620	396,195	(92,645)	(23.4)	90,780	15.7
Assessment Expenses	870,170	844,081	798,430	(71,740)	(9.0)	(26,089)	(3.1)
Revenue Sharing	2,463,191	2,273,364	2,364,515	(98,676)	(4.2)	(189,827)	(8.4)
Parking Meter Parts & Installation	20,015	84,052	52,468	32,453	61.9	64,037	76.2
Professional - Audit	113,260	153,240	113,260	-	-	39,980	26.1
Professional - Legal Services	98,020	106,250	98,020	-	-	8,230	7.7
Professional - Other	655,087	579,713	788,416	133,329	16.9	(75,374)	(13.0)
Professional - Pay and Display Fees	99,414	122,140	119,541	20,127	16.8	22,726	18.6
Bank Charges	3,285,589	2,810,187	2,867,067	(418,522)	(14.6)	(475,402)	(16.9)
Supplies & Miscellaneous	756,736	751,576	641,680	(115,056)	(17.9)	(5,160)	(0.7)
Other Expenses	352,947	355,646	412,499	59,552	14.4	2,699	0.8
Advertising & Promotion	598,327	661,964	610,718	12,391	2.0	63,637	9.6
Total Operating Expenses	25,136,691	25,754,975	24,420,870	(715,821)	(2.9)	618,284	2.4
Operating Results Before Depr & Amort	33,979,573	28,708,676	29,959,565	4,020,008	13.4	5,270,897	18.4
Depreciation & Amortization	(2,630,388)	(3,000,000)	(2,688,321)	57,933	2.2	369,612	12.3
Operating Results	31,349,185	25,708,676	27,271,244	4,077,941	15.0	5,640,509	21.9
Non-Operating Revenues (Expenses):							
Interest Income	1,521,846	133,330	1,686,016	(164,170)	(9.7)	1,388,516	1,041.4
Lower of Cost of Market - Investments	(344,244)	-	40,279	(384,523)	(954.6)	(344,244)	-
Gain (Loss) on Disposal Property	72,900	-	66,759	6,141	9.2	72,900	-
Interest Expense	(1,052,675)	(1,029,630)	(1,115,675)	63,000	(5.6)	(23,045)	2.2
Budgeted Reserves	17,866	-	-	17,866	-	17,866	-
Total Non-Operating	215,693	(896,300)	677,379	(461,686)	(68.2)	1,111,993	(124.1)
Net Revenue In Excess of Expenses	31,564,878	24,812,376	27,948,623	3,616,255	12.9	6,752,502	27.2

MIAMI PARKING AUTHORITY
Schedule of Revenue and Expenses
For the Month Ended July 31, 2026

Page 4

				Variances				
	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget		Note(s)
	\$	\$	\$	\$	%	\$	%	
Operating Revenue								
Off-Street Facilities	794,628	600,089	602,135	192,493	32.0	194,539	32.4	
Parking Lots	776,642	974,202	890,008	(113,366)	(12.7)	(197,560)	(20.3)	
On-Street	4,103,784	3,387,059	3,548,520	555,264	15.6	716,725	21.2	
Management Fees	140,070	81,315	137,924	2,146	1.6	58,755	72.3	
Other	112,019	108,333	75,948	36,071	47.5	3,686	3.4	
Total Operating Revenue	5,927,143	5,150,998	5,254,535	672,608	12.8	776,145	15.1	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,068,375	1,079,012	1,059,767	(8,608)	(0.8)	10,637	1.0	
Repairs, Maintenance, Cleaning & Landscape	233,321	239,842	220,882	(12,439)	(5.6)	6,521	2.7	
Security	217,462	199,517	122,585	(94,877)	(77.4)	(17,945)	(9.0)	
Utilities	59,625	58,690	51,660	(7,965)	(15.4)	(935)	(1.6)	
Insurance	125,401	125,274	138,480	13,079	9.4	(127)	(0.1)	
Rental - Building/Land/Auto	55,042	62,746	40,528	(14,514)	(35.8)	7,704	12.3	
Assessment Expenses	90,063	81,787	80,641	(9,422)	(11.7)	(8,276)	(10.1)	
Revenue Sharing	206,344	207,169	190,613	(15,731)	(8.3)	825	0.4	
Parking Meter Parts & Installation	1,203	8,350	27,332	26,129	95.6	7,147	85.6	
Professional - Audit	11,326	15,324	11,326	-	-	3,998	26.1	
Professional - Legal Services	9,802	10,625	9,802	-	-	823	7.7	
Professional - Other	62,486	59,259	145,182	82,696	57.0	(3,227)	(5.4)	
Professional - Technology Fees	2,535	7,326	9,643	7,108	73.7	4,791	65.4	
Bank Charges	343,151	263,976	296,731	(46,420)	(15.6)	(79,175)	(30.0)	1
Supplies & Miscellaneous	64,214	60,949	66,815	2,601	3.9	(3,265)	(5.4)	
Other Expenses	35,840	33,392	63,908	28,068	43.9	(2,448)	(7.3)	
Advertising & Promotion	83,509	76,877	55,463	(28,046)	(50.6)	(6,632)	(8.6)	
Total Operating Expenses	2,669,699	2,590,115	2,591,358	(78,341)	(3.0)	(79,584)	(3.1)	
Operating Results Before Depr & Amort	3,257,444	2,560,883	2,663,177	594,267	22.3	696,561	27.2	
Depreciation & Amortization	(277,979)	(300,000)	(262,580)	(15,399)	(5.9)	22,021	(7.3)	
Operating Results	2,979,465	2,260,883	2,400,597	578,868	24.1	718,582	31.8	
Non-Operating Revenues (Expenses):								
Interest Income	143,554	13,333	201,486	(57,932)	28.8	130,221	976.7	
Lower of Cost or Market - Investments	(88,139)	-	(43,293)	(44,846)	(103.6)	(88,139)	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Budgeted Reserves	4,562	-	-	4,562	-	4,562	-	
Total Non-Operating	(45,291)	(89,630)	(22,375)	(22,916)	102.4	44,339	(49.5)	
Net Revenue In Excess of Expenses	2,934,174	2,171,253	2,378,222	555,952	23.4	762,921	35.1	

Summary of Major Variances

For the Month Ended July 31, 2026

- 1 **Bank Charges** - The negative variance of \$79k is attributable to system-wide credit card usage being more than anticipated.

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



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

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Revenue and Expenses Summary
For the Ten Months ended July 31, 2026

	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Variances			
				Actual FY 2026 vs. FY 2025		FY 2026 Actual vs. FY 2026 Budget	
				\$	%	\$	%
Operating Revenue	2,782,296	2,658,714	2,792,217	(9,921)	(0.4)	123,582	4.6
Direct Operating Expenses	1,179,486	1,180,435	1,786,418	606,931	34.0	949	0.1
Net Revenue In Excess of Expenses	1,602,810	1,478,279	1,005,800	597,010	59.4	124,531	8.4
Capital Expenses	1,873,043	-	1,640,005	233,038	14.2	1,873,043	0.0
Total Net of Capital Expenses	(270,233)	1,478,279	(634,205)	363,972	(57.4)	(1,748,512)	(118.3)

The above summary represents the financial performance of the agency for the (5) months ended July 31, 2026 based on the reporting requirements of Ordinance No 11719.



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Month Ended July 31, 2026

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	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	261,288	250,337	259,263	2,025	0.8	10,951	4.4
Direct Operating Expenses	139,638	134,337	125,821	(13,817)	(11.0)	(5,301)	(3.9)
Net Revenue in Excess of Expenses	121,650	116,000	133,442	(11,792)	(8.8)	5,650	4.9
Capital Expenses	-	-	2,400	2,400	100.0	-	0.0
Total Net of Capital Expenses	121,650	116,000	131,042	(14,192)	(10.8)	5,650	4.9

JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses

For the Ten Months ended July 31, 2026

				Variances				
	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Actual FY 2026 vs. FY 2025 \$ %		FY 2026 Actual vs. FY 2026 Budget \$ %		Note(s)
Operating Revenue								
Monthly Revenue	1,608,120	1,669,130	1,706,274	(98,154)	(5.8)	(61,010)	(3.7)	
Daily Revenue	1,000,873	778,485	889,187	111,687	12.6	222,388	28.6	
Special Event Revenue	173,003	211,099	196,457	(23,454)	(11.9)	(38,096)	(18.0)	
Other	300	-	300	-	-	300	-	
Total Operating Revenue	2,782,296	2,658,714	2,792,217	(9,921)	(0.4)	123,582	4.6	
Operating Expenses								
Salaries, Wages & Fringe Benefits	246,968	299,677	266,578	19,611	7.4	52,709	17.6	
Repairs, Maintenance, Cleaning & Landscape	201,761	153,760	154,492	(47,268)	(30.6)	(48,001)	(31.2)	
Security	403,451	422,039	400,314	(3,136)	(0.8)	18,589	4.4	
Utilities	83,839	83,925	83,664	(175)	(0.2)	86	0.1	
Insurance	58,848	48,850	59,156	307	0.5	(9,998)	(20.5)	
Legal & Professional	31,332	30,250	670,936	639,604	95.3	(1,082)	(3.6)	
Supplies & Printing	8,749	8,000	3,645	(5,104)	(140.0)	(749)	(9.4)	
Mgmt Fees & Admin O/H	144,540	132,934	144,798	258	0.2	(11,606)	(8.7)	
Other Expenses	-	1,000	2,809	2,809	100.0	1,000	100.0	
Taxes & Permits	-	-	25	25	100.0	-	-	
Total Operating Expenses	1,179,486	1,180,435	1,786,418	606,931	34.0	949	0.1	
Net Revenue In Excess of Expenses	1,602,810	1,478,279	1,005,800	597,010	59.4	124,531	8.4	
Capital Expenses	1,873,043	-	1,640,005	233,038	14.2	1,873,043	0.0	
Total Net of Capital Expenses	(270,233)	1,478,279	(634,205)	363,972	(57.4)	(1,748,512)	9.8	

JAMES L. KNIGHT CENTER GARAGE

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

				Variances				
	FY 2026 Actual \$	FY 2026 Adopted Budget \$	FY 2025 Actual \$	Actual FY 2026 vs. FY 2025 \$ %		FY 2026 Actual vs. FY 2026 Budget \$ %		Note(s)
Operating Revenue								
Monthly Revenue	136,357	170,052	176,181	(39,824)	(22.6)	(33,695)	(19.8)	
Daily Revenue	120,529	77,916	83,052	37,477	45.1	42,613	54.7	
Special Event Revenue	4,372	2,369	-	4,372	-	2,003	84.6	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	261,288	250,337	259,263	2,025	0.8	10,951	4.4	
Operating Expenses								
Salaries, Wages & Fringe Benefits	21,886	29,960	29,250	7,364	25.2	8,074	26.9	
Repairs, Maintenance, Cleaning & Landscape	22,371	15,376	20,490	(1,881)	(9.2)	(6,995)	(45.5)	
Security	55,864	57,674	35,345	(20,518)	(58.1)	1,810	3.1	
Utilities	8,331	7,435	8,074	(257)	(3.2)	(896)	(12.1)	
Insurance	6,082	4,885	5,815	(267)	(4.6)	(1,197)	(24.5)	
Legal & Professional	11,483	3,025	13,334	1,851	13.9	(8,458)	(279.6)	
Supplies & Printing	-	3,466	-	-	-	3,466	100.0	
Mgmt Fees & Admin O/H	13,622	12,516	13,488	(134)	(1.0)	(1,106)	(8.8)	
Taxes & Permits	-	-	25	25	100.0	-	-	
Total Operating Expenses	139,638	134,337	125,821	(13,817)	(11.0)	(5,301)	(3.9)	
Net Revenue In Excess of Expenses	121,650	116,000	133,442	(11,792)	(8.8)	5,650	4.9	
Capital Expenses	-	-	2,400	2,400	100.0	-	0.0	
Total Net of Capital Expenses	121,650	116,000	131,042	(14,192)	(10.8)	5,650	4.9	

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

¹ No variance to report.

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

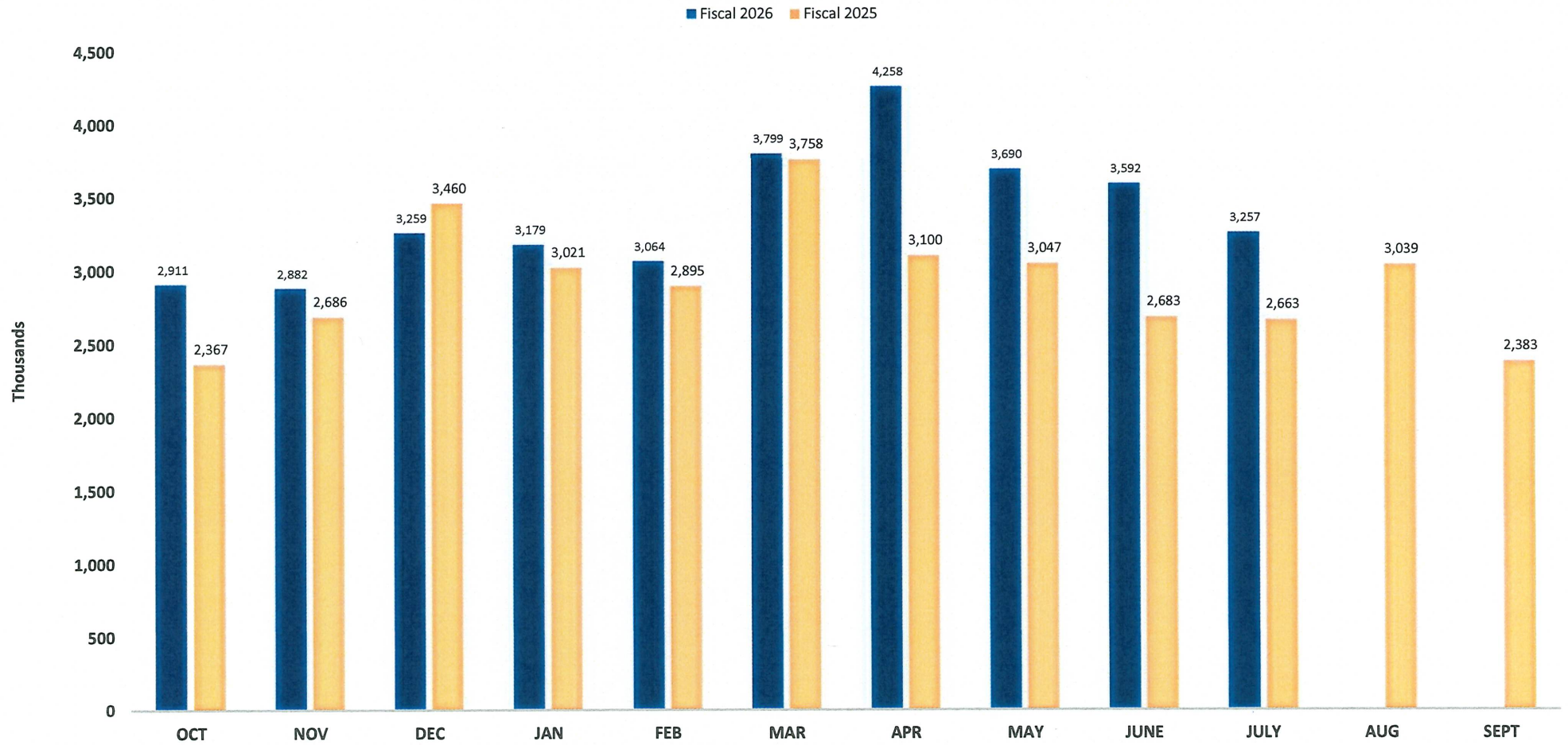


ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

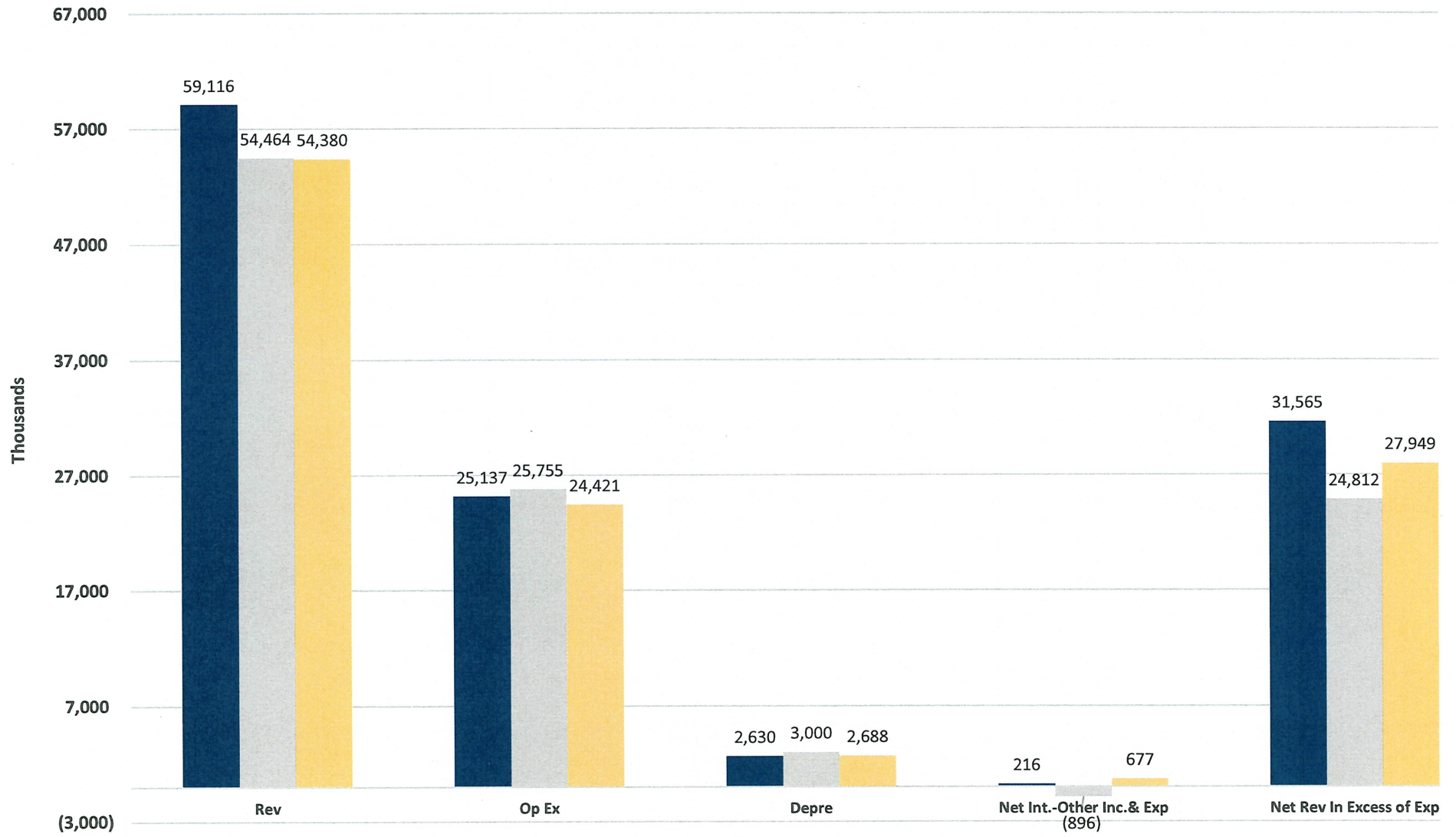
MIAMI PARKING AUTHORITY OPERATING INCOME



MIAMI PARKING AUTHORITY

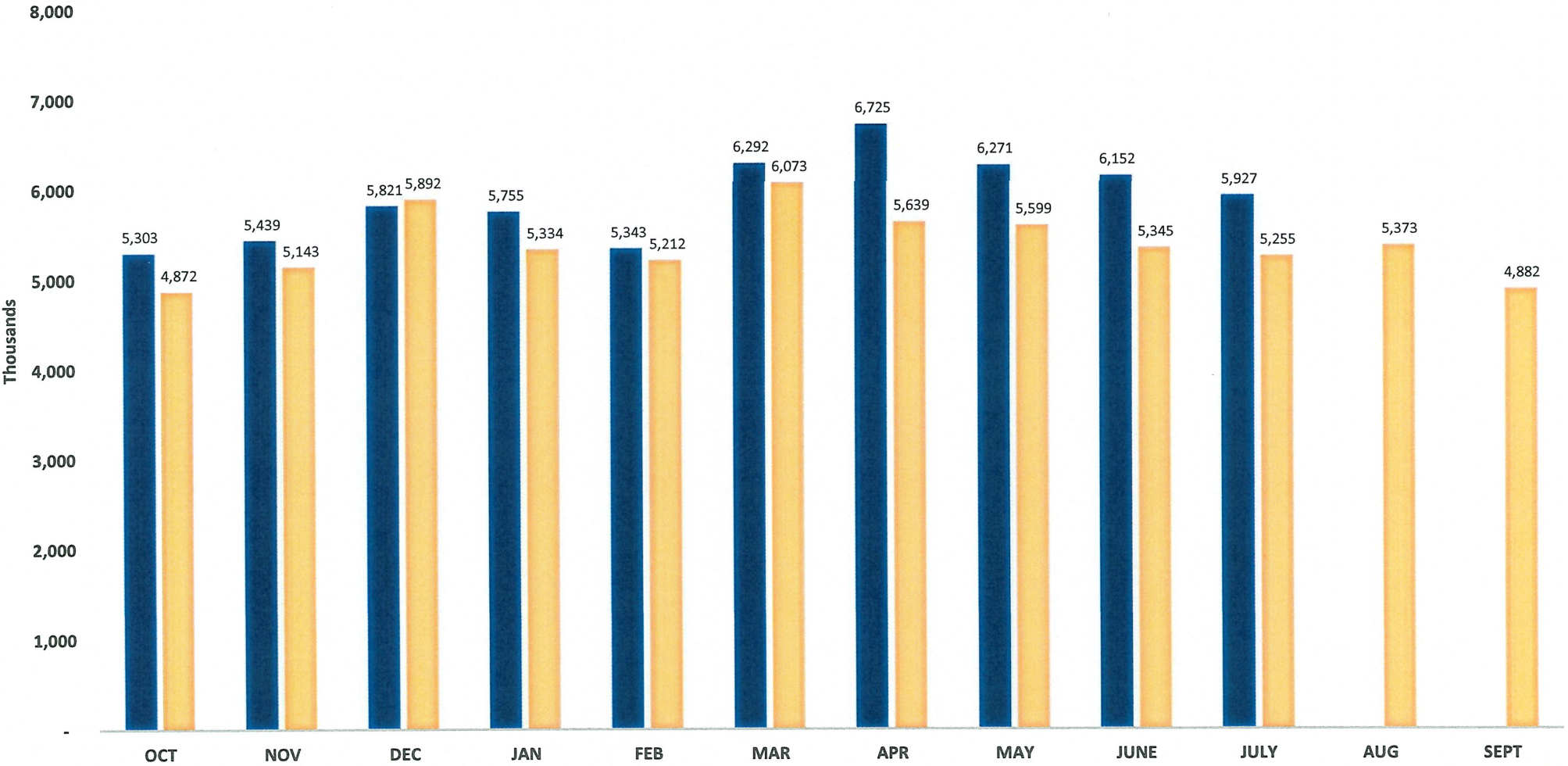
For The Ten Months Ended July 31, 2026

■ CURRENT YEAR ■ BUDGET ■ PRIOR YEAR



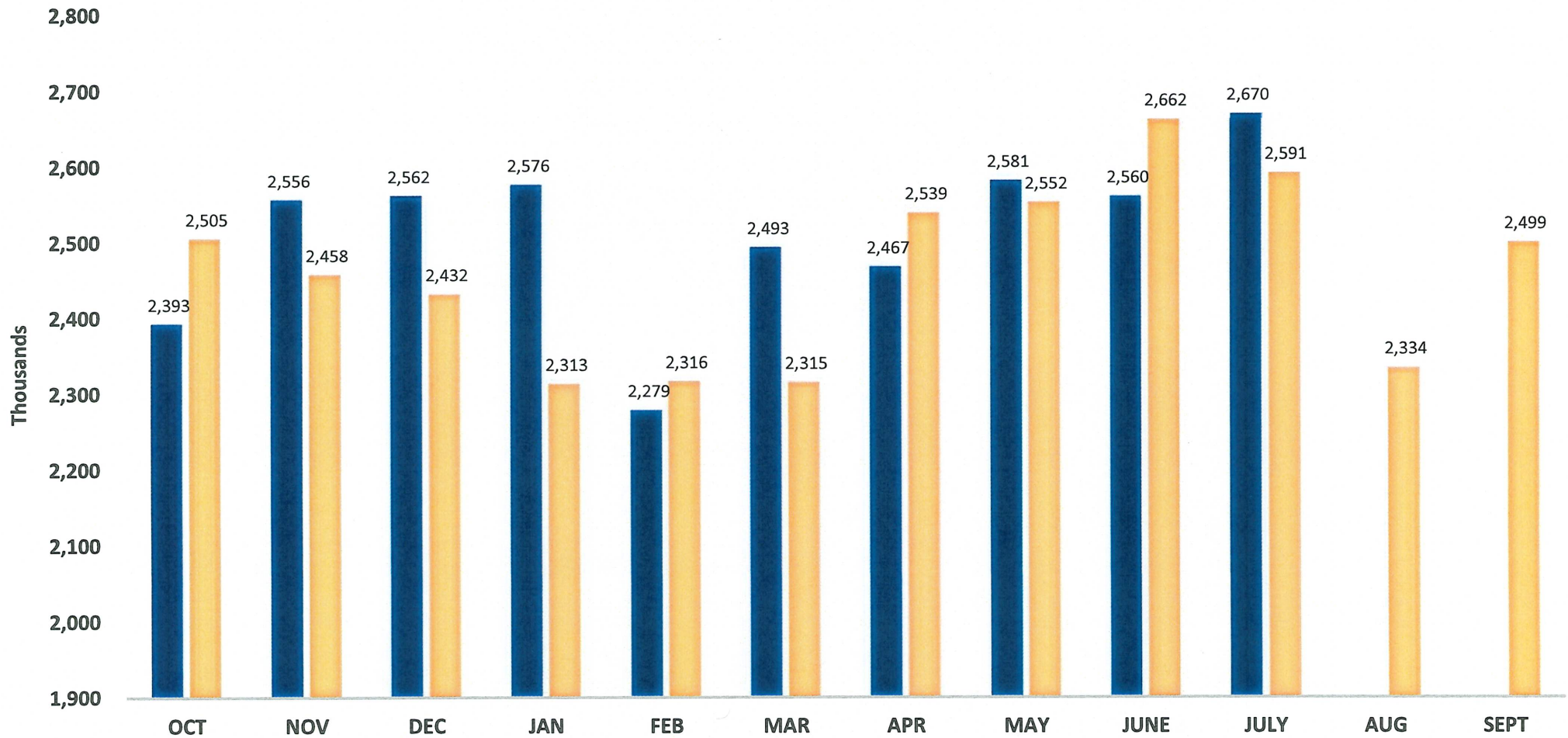
MIAMI PARKING AUTHORITY OPERATING REVENUE

Fiscal 2026 Fiscal 2025



MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2026 ■ Fiscal 2025





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: September 9, 2026

This is to certify that bank reconciliations for the months of June and July 2026 for the Miami Parking Authority and its managed facilities have been reviewed and no material differences have been noted.

MD:md

**OFF-STREET PARKING BOARD
MONTHLY MEETING
AGENDA**

WEDNESDAY, SEPTEMBER 9, 2026

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – September 9, 2026

- I.** Public Comments
- II.** MRD Consulting Report
- III.** The Modern Take - Social Media Report (via recorded video)
- IV. APPROVAL ITEMS**
 - 1. 26-0901 June 2026 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 - 2. 26-0902 July 2026 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 - 3. 26-0903 Regular Board Meeting Minutes
 - A. July 8, 2026 Finance Committee
 - B. July 8, 2026 Off-Street Parking
 - 4. 26-0904 Reappointment of Jami Reyes to the Board of Directors - Resolution No: 26-02
 - 5. 26-0905 Approval of Expenditure for Lot 19 Beautification Project by Tropical Touch Gardens Center, Inc.
 - 6. 26-0906 Procurement of Kubota Compact Track Loader SVL75-3 pursuant to State of Florida Contract No. 22100000-21-STC
 - 7. 25-0907 Approval of Electrical Services for Lot 18 by AD Electrical Contractor, LLC

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.

8. 25-0908 Procurement of Customized F550 Water Truck - pursuant to Contract Number PS25890 between the League of Oregon Cities and Unified Fleet Services, LLC
9. 25-0909 Procurement of Automated Curb Management Services - pursuant to Sourcewell Cooperative Contract No. 120423-AUTOM with Automotus Inc.
10. 25-0910 Procurement of Freebee Micro Transit Services - pursuant to Agreement No. 102-24 between the City of Plantation and Beefree, LLC, d/b/a Freebee

V. CHIEF EXECUTIVE OFFICER'S REPORT

- Smart Loading Zone Pilot Program
- Miami-Dade County Parks
- Coconut Grove Playhouse

VI. STATUS REPORT

- June 2026 Operations Report
 - KPI City of Doral
 - KPI Village of Palmetto Bay
 - KPI Miami-Dade County Parks
 - Automotus
- July 2026 Operations Report
 - KPI City of Doral
 - KPI Village of Palmetto Bay
 - KPI Miami-Dade County Parks
 - 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.

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



Progress Report for Miami Parking Authority

Public Relations Services

July 27 – August 24, 2026

TASK	ACTIVITY
Board Meeting	❖ The Board did not meet in August.
Public Relations Tactics	❖ On August 5th, conducted the first of two crisis communication trainings with Ms. Alex Argudin. ❖ On August 10th, conducted the second session of the crisis communication training with Ms. Argudin, featuring a tabletop on-camera exercise. ❖ On August 19th, met via Zoom with Ms. Meagan Camp to review upcoming activities. ❖ Updated the crisis communication plan. The plan needs the rapid-notification stakeholder list, which MPA is developing. ❖ Developed a synopsis of a fictional crisis scenario for the training session.

- ❖ Drafted a still-embargoed press release in English and Spanish for the PMG/MPA Lot 19 beautification project together with facts and features. Coordinated with Levy PR, which represents PMG.
- ❖ Contacted the Greater Miami Convention and Visitor Bureau on behalf of ParkMobile. ParkMobile was interested in a cross-promotion with Miami Spice. The GMCVB said the Miami Spice promotions were closed. I connected them with Ms. Ali Bebeau and Mr. Sebastian Mirandes for a partnership promotion.
- ❖ Reviewed and edited the Camera Enforcement Pilot Program on the website.
- ❖ Drafted an email for Ms. Amy Keller, Executive Editor of Florida Trend, to pitch the smart loading zone program.
- ❖ Pitched and placed Ms. Argudin's op-ed piece in Miami Today about her tenure as chairperson of the International Parking and Mobility Institute's Board of Directors, her vision for the future of parking and mobility, and how Miami is leading the industry. Distributed the story clip.
- ❖ Gathered clips of media and other deliverables to back up Ms. Argudin's renewal of the PTMP recertification.
- ❖ Edited the Lane of Traffic Enforcement page on the website.
- ❖ Shared a story about the Philadelphia smart loading zone program expansion based on positive results.
- ❖ Shared an NBC6 story about illegal sales of handicap placards.
- ❖ Drafted two versions of an abstract to pitch a panel discussion for the 2027 IPMI Conference and Expo. Developed a series of

	headlines to ensure that the entry is impactful. ❖ Reviewed the 2027 Parking and Mobility magazine editorial calendar and submitted it to Ms. Argudin and Mr. Angel Diaz for their input concerning topics of interest. ❖ Reviewed the 2027 IPMI award content and passed on the information to MPA.
Community Engagement Events	❖ September – Miami Spice ❖ September 17 – Park(in) Day ❖ November 5 – Miami-Dade County League of Cities Conference ❖ 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 – Lifetime Miami Marathon ❖ Feb 10-14 - Miami International Boat Show ❖ Feb 14-16 (Approx) - Coconut Grove Arts Festival

	❖ February 26 – UM Real Estate Impact Conference ❖ March 2027 – University of Miami’s Smart Cities Miami Conference ❖ March 11 – 12 -CWEL 2027: 21. International Conference on Women Entrepreneurship and Leadership ❖ March – Carnaval Miami festivities ❖ March 22-28 - Miami Music Week ❖ March 26-28 - Ultra Music Festival ❖ March XX – UM Smart Cities Miami Conference ❖ April 1 – 11 – Miami Film Festival ❖ April 27 – 28 – CoMotion Miami ❖ April – Lexus Corporate ❖ May (Date TBD) - Formula 1 Miami Grand Prix ❖ December – Art Basel
Quarter 3 September - November 2026	Prepare for follow-up tabletop crisis exercise and real-world media simulation with Ms. Argudin and Mr. Diaz. Follow up on wallet cards and other materials to prep frontline employees and others. Work on the PBP and ParkMobile Validation campaign. Communicate data and results from implementing the Smart Loading Zone program in Miami. Once the data are available, communicate the impact of the loading zone pilot program

across approximately 16 loading zones in Miami neighborhoods to the media.

Look into media and community opportunities to highlight the resident discount and other public benefit programs. Create a list of these initiatives from the past three years.

Once the Lot 19 beautification project is complete, follow up on the drafted media releases announcing the project.

Manage media and stakeholder responses to the completion of the Freebee circulator in downtown Miami.

Implement communication tactics for the proposed Playhouse garage in Coconut Grove in preparation for board and committee meetings and community town hall presentations, leading up to approval and construction of the garage and the project's retail component.

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

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

Follow up on the next steps to implement the findings from the focus group report.

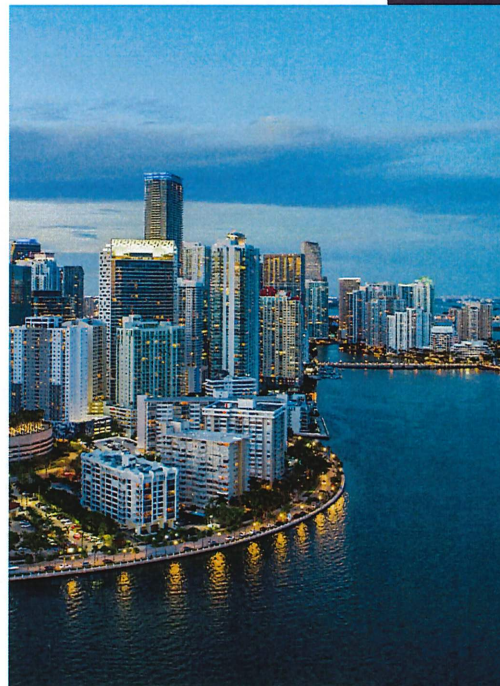
Highlight Ms. Alex Argudin's thought leadership initiatives.

Update the community engagement calendar.

Continue developing pitches for feature stories that highlight the initiatives MPA is implementing to increase parking availability and give back to the community.

	NAME: <u>Margarita R. Delgado</u> (Print) SIGNATURE: <u>Margarita R. Delgado</u> DATE: August 24, 2026

the
**Modern
Take**



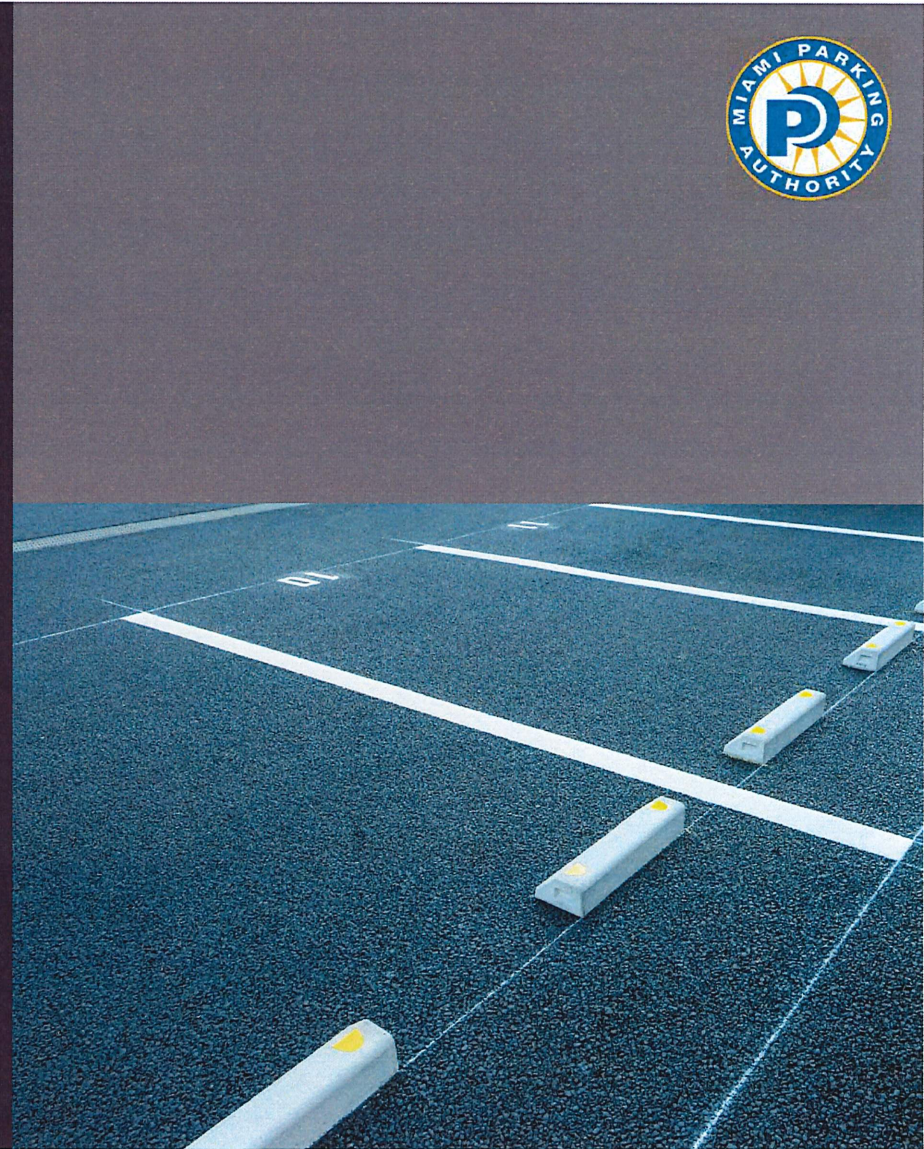
July/August 2026

MIAMI PARKING AUTHORITY

Prepared by Meagan Camp

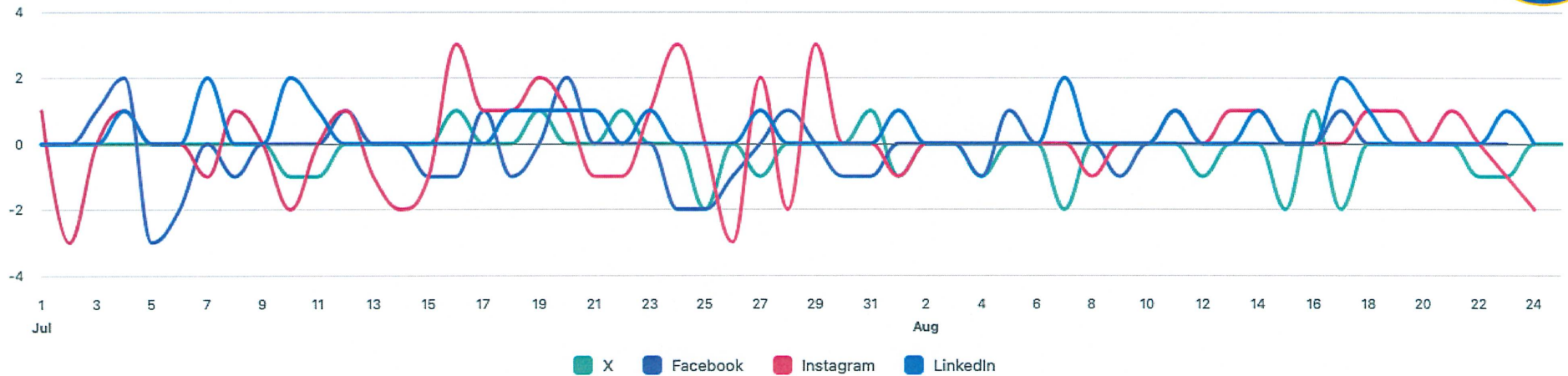
Updates

- Fall Sponsorships
- Recruitment Campaign
- Managing Third-Party Reviews





Audience Growth



Audience Metrics	Totals	% Change
Audience	28,792	↗ 0%
Net Audience Growth	7	↗ 333.3%
X Net Follower Growth	-11	↘ 37.5%
Facebook Net Follower Growth	-8	↘ 260%
Instagram Net Follower Growth	5	↗ 109.1%
LinkedIn Net Follower Growth	21	↘ 61.8%

Compared to May/June 2026



Post Performance by Engagement

 mpacommunity Wed 7/15/2026 4:51 pm EDT Did you know that City of Miami residents pay less for parking? ...  Engagements194 Likes50 Comments6 Shares112 Saves26 ...  	 mpacommunity Mon 7/27/2026 6:33 am EDT Help keep Miami accessible, welcoming, and easy to navigate. Join Miami Parking Authority's team of professionals dedicated t...  Engagements37 Likes20 Comments1 Shares14 Saves2 ...  	 mpacommunity Mon 7/20/2026 3:12 pm EDT Join us for the Community Resource Fair, where more than 50 community organizations and government agencies will be available to...  Engagements22 Likes8 Comments0 Shares13 Saves1 ...  	 mpacommunity Thu 7/16/2026 12:39 pm EDT This Saturday, we're participating in the Back to School Health & Safety Fair at Charles Hadley Park, where families can access free...  Engagements13 Likes6 Comments2 Shares5 Saves0 ...  
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Compared to May/June 2026

Instagram Stories



Story Metrics	Totals	% Change
Published Stories	72	↗ 38.5%
Story Replies	3	→ 0%
Story Taps Back	120	↘ 2.4%
Story Taps Forward	2,044	↗ 10.5%
Story Exits	469	↗ 1.5%
Story Views	3,644	↗ 6.4%
Average Reach per Story	42.38	↘ 22.1%

Compared to May/June 2026



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 *AA Argudin*

SUBJECT: Financial Summaries for the Period Ended June 30, 2026

DATE: September 9, 2026

The Financial Summaries for the month ending June 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



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Financial Summaries for the Period Ended July 31, 2026

DATE: September 9, 2026

The Financial Summaries for the month ending July 31, 2026, for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No. 2.

AA:md

Attachment

MIAMI PARKING AUTHORITY
BOARD MEETING

July 8, 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
Angel Diaz, COO, 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
Chantal Gonzalez, Paralegal, MPA
Orlando Canizales, System Integration Technician, MPA
Wilfred Soto, Sr. Manager of Operations, MPA
Jeff Medina, Sr. Manager of Operations, MPA
Gonsalo Campos, Manager of Operations, MPA
Victor Valderrama, Cybersecurity Analyst, MPA
Victor Rosario, Sr. Manager of Operations, MPA
Pablo Velez, Sr. Executive Advisor to the CEO, MPA
Margie Carmentates, Controller, MPA
Daylin Hernandez, Manager, MPA
Kenneth Carrera, Enforcement Officer, MPA
Maria Mejia, Enforcement Officer, MPA
Daniella Joseph, Enforcement Officer, MPA
Kevin Blequett, Assistant Manager of Operations, MPA
Luquette Thames, Manager of Operations, MPA
Sherrie Poitier, Manager of Operations, MPA

Stephen Evans, CTO, Parking Guiding Systems
Matthew Valera, Director of Sales, Parking Guiding Systems
Blake Myton, Investment Manager, Sterling Capital

1 2 3 IN RE: 4 OFF-STREET PARKING BOARD FINANCE COMMITTEE MEETING 8:00 a.m. 5 6 OFF-STREET PARKING BOARD MONTHLY BOARD MEETING 8:15 a.m. 7 8 9 10 11 12 DATE TAKEN: July 8, 2026 13 TIME: 8:00 a.m. - 9:25 a.m. 14 PLACE: Miami Parking Authority 40 Northwest 3rd Street Penthouse Suite 1103 Miami, Florida 33128 15 16 17 18 Proceedings taken before: 19 Julia Y. Alfonso, RPR, FPR-C Florida Professional Reporter 20 21 22 23 24 25	1 APPEARANCES 2 Present: 3 Jami Reyes, Chairperson Thomas Jelke, Board Member James Cassel, Board Member Deborah Ladron de Guevara, Board Member Marvin Wilmoth, Board Member 4 5 6 Also Present: 7 Alejandra Argudin, CEO, MPA Mirtha Dziedzic, CFO, MPA Angel Diaz, COO, 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 Chantal Gonzalez, Paralegal, MPA Orlando Canizales, System Integration Technician, MPA Wilfred Soto, Sr. Manager of Operations, MPA Jeff Medina, Sr. Manager of Operations, MPA Gonsalo Campos, Manager of Operations, MPA Victor Valderrama, Cybersecurity Analyst, MPA Victor Rosario, Sr. Manager of Operations, MPA Pablo Velez, Sr. Executive Advisor to the CEO, MPA Margie Carmentates, Controller, MPA Daylin Hernandez, Manager, MPA Kenneth Carrera, Enforcement Officer, MPA Maria Mejia, Enforcement Officer, MPA Daniella Joseph, Enforcement Officer, MPA Kevin Blequett, Assistant Manager of Operations, MPA Luquette Thames, Manager of Operations, MPA Sherrie Poitier, Manager of Operations, MPA Stephen Evans, CTO, Parking Guiding Systems Matthew Valera, Director of Sales, Parking Guiding Systems Blake Myton, Investment Manager, Sterling Capital 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
1 INDEX 2 FINANCE COMMITTEE MEETING: PAGE 3 1. May 2026 Financial Statements 4 A. Miami Parking Authority 6 B. Knight Center Garage 7 5 2. Bank Reconciliations (May 2026) 6 6 3. Presentation by Sterling Capital to discuss 8 MPA Investment Portfolio of Pension Plan First Quarter 2026 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	1 AGENDA: 2 I. Public Comments 33 3 II. Employee/Board Recognition/Presentations 4 A. Employee 'Years of Service' Award 5 1. Daniella Joseph (5-Year Award) 34 2. Maria Mejia (5-Year Award) 34 3. Kenneth Carrera (5-Year Award) 34 6 7 III. MRD Consulting Reports 36 8 IV. The Modern Take - Social Media Report 38 9 V. APPROVAL ITEMS 10 1. 26-0701 May 2026 Financial Statements 43 11 A. Miami Parking Authority B. Knight Center Garage 12 2. 26-0702 Regular Board Meeting Minutes 43 13 A. June 2, 2026 Finance Committee B. June 2, 2026 Off-Street Parking 14 15 3. 26-0703 Approval for an Automated Parking 44 Guidance System Expenditure Third Amendment to the Parking Guidance Systems, LLC Professional Services Agreement 16 17 18 4. 26-0704 Approval of Expenditure for College 48 Station Garage Avigilon Cameras Installation by Industrial Communications and Electronics, Inc. 19 20 5. 26-0705 Resolution authorizing the reelection 50 of the Board Chairperson and Fiance Committee Chair 21 22 VI. CHIEF EXECUTIVE OFFICER'S REPORT 23 o Smart Loading Zone Pilot Program 58 o Miami-Dade County Parks 69 o Coconut Grove Playhouse 70 24 25

1 cont. AGENDA: 5 2 VI. STATUS REPORTS 3 o May 2026 Operation Reports 4 KPI City of Doral 5 KPI Miami-Dade County Parks 6 KPI Village of Palmetto Bay 7 PBP vs ParkMobile 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	1 P-R-O-C-E-E-D-I-N-G-S 6 2 MR. CASSEL: Are we ready to go? 3 Good morning. 4 MS. CARMENATES: Good morning. I'm going to 5 be reviewing with you the financials for the eight 6 months ended May 31, 2026, but before I do that, a 7 few housekeeping items. 8 Bank recs for May have been completed. No 9 material reconciling items from previous months. 10 Also, we finally completed our ERP implementation. 11 And we are still working through some minor issues, 12 but the system is stable for the most part. 13 If you please turn to page five of the board 14 package and the monthly summary page. 15 So year to date are favorable as compared to 16 prior year and budgets. Our operating revenues are 17 6.1 percent better than budget, and operating 18 expenses are 4 percent better than budgeted. So 19 we're on target for the year to date. 20 If you turn to page six, next page, this is 21 the month -- the year-to-date summary for the eight 22 months. Operating revenues -- no, turn to page six 23 for the next -- there. Got it. 24 Operating revenues were 6.2 million, which is 25 766,000, or 14 percent better than budget.
1 Operating expenses were 2.6 million, 57,000, or 7 2 2.3 percent higher than budget, with operating 3 results of 3.7 million. 4 Page -- the next page is the detail. 5 One more. Thank you. 6 This is the detail. There's only two 7 variances to note. One's in Professional Other. 8 We paid for some modifications as a result of the 9 ERP implementation. Also, we paid for our PCI 10 audit this month. And if there's any questions on 11 that, Henry can address them. 12 But also the next variance is in Bank Charges, 13 credit card usage being higher than anticipated 14 this month. And we've had the same variance in 15 previous months as well. 16 If you go to the Knight Center board package 17 11. 18 Operating revenues for the Knight Center 19 Garage were 256,000, or 7 percent lower than 20 budget. Operating expenses were 102,000, or 21 9 percent better than budget, leaving 153,000 of 22 operating revenue before capital expenses. Page 13 23 is the detail, and there's no major variances to 24 note. 25 The Capital Expenses of 201,000 relate to the	1 continuing upgrade project that we've been working 8 2 on in the facility. 3 Any questions on this report or the previous 4 report for MPA? 5 Okay. Great. 6 So at this time I'd like to present Blake 7 Myton from Sterling Capital who's going to present 8 to us the quarterly results of the pension plan. 9 MR. MYTON: Thank you so much. 10 Good morning, everyone. When I first started 11 in the investment management business more years 12 ago than I care to admit, one of the things that 13 really drew me to it was the fact that things 14 always change. It's never the same quarter twice. 15 But I candidly cannot remember a time when so much 16 has changed in just six months, from the beginning 17 of this year, to where we sit at the halfway point. 18 You know, again, just to recall, we came into 19 the year coming off of three really good, strong 20 years in the equity market. So we're up over 21 20 percent in 2023, '24, and '25. To give you some 22 context there, the last time we've had four years 23 of 20 percent more was World War II, '42, '43, '44, 24 and '45. So, again, it doesn't happen very often. 25 Consequently, we were a little bit cautious

9 1 coming into the year. So, again, what that means 2 for your portfolio, we have about a 60 percent 3 target in equities and with the remainder being in 4 fixed income and cash. We were always -- you know, 5 for the last couple of years, we have been 6 overweight that -- and that sort of helped the 7 portfolio. 8 We kind of adjusted that and got a little bit 9 more conservative in the first quarter, but then 10 that quickly changed as we saw the selloff 11 transpire during the quarter. And I'll show you, 12 you know, where we ended the March numbers. 13 But, candidly, so much has changed even since 14 March, you know, and it really all revolved around 15 the conflict in the Middle East that broke out. 16 And the markets traded off pretty significantly in 17 March, and you'll see that here in a moment. 18 But with that selloff, we actually switch back 19 to more of a modest allocation and kind of aligned 20 back with our 60/40 target. And then we got such a 21 rally in April and May. We got up to 62, 22 63 percent. We actually trimmed it just to get 23 back to that 60 percent. So that's kind of where 24 we sit today. 25 But, you know, that's really just the tip of	10 1 the iceberg as far as everything that's changed. 2 That's what's changed with our strategy during the 3 last six months. 4 But, you know, again, considering the 5 situation in Iran, the subsequent spike in oil 6 prices and that impact on inflation, not to mention 7 we've gotten a new Fed chair who had his first 8 meeting and was quite hawkish with respect to not 9 really providing a lot of guidance, and sort of 10 spooked the markets a little bit. 11 So with all of that going on, though, the one 12 fundamental thing that's kept this market going is 13 earnings. The earnings have been very, very 14 strong, especially for those large -- larger 15 companies. We're also seeing a little bit of 16 broadening that we were hoping for. It's not just 17 concentrated in those same seven tech names that 18 we've talked about in the last couple of meetings. 19 While it's still very concentrated, it's kind 20 of like it rotated away from those tech names that 21 were spending all the money on AI and data 22 generation. They switched over and they said, 23 Okay, you know who's going to be the primary 24 beneficiaries? Well, it's going to be the 25 semiconductors. It's going to be the energy
11 1 companies that are building these data centers. 2 So we've seen this -- kind of this huge 3 rotation away from some of the big hyperscalers and 4 into a couple of very small segments. So, again, 5 that's had an impact on the portfolio. 6 But, again, with respect to the material that 7 we typically cover, I'm going to be a little bit 8 briefer because we typically go through the 3/31 9 numbers and the 9/30 numbers. I also brought with 10 me today some preliminary 6/30, some June 30th 11 numbers, to give you an idea of where we sit since 12 so much has changed. 13 And then we did make a change in the portfolio 14 that I'm going to detail a little bit. We actually 15 split the large cap value allocation into two new 16 products. They've done a little bit better to get 17 started here, because that was really an area of 18 concern. It was a Sterling product, and I'll talk 19 a little bit more about that here in a moment. 20 But with that being said, if we skip over on 21 my material, it'll be the slide number six at the 22 bottom right. 23 Yeah. Go past all the fluffy marketing stuff 24 there about who we are. You guys know who we are. 25 So this is sort of the scorecard. Again, I	12 1 can't tell you how much this has changed, but just 2 to give you a sense, that second row in there, the 3 Russell 3000, obviously pretty negative for the 4 month. Off almost 5 percent. The three months of 5 the year to date through March we were off about 6 4 percent. As we sit here today, that number is 7 closer to 9, 10 percent. It's crazy. 8 We've really seen a very significant bounce 9 back without a whole lot of change in the Middle 10 East. So we're continuing to monitor that. 11 But, again, at least for this quarter, what we 12 saw was -- it was really the Mag 7 or the 13 hyperscalers, the large cap growth sector as 14 measured by that Russell top 200 growth of about 15 five rows in there. You'll see it was off about 16 10 percent where its value counterpart was actually 17 up 1.3, 1.4. Primarily what that was, was energy. 18 When oil spiked in March, a lot of Exxon, Chevron, 19 the energy sector did extremely well, and that 20 really buoyed the large cap value benchmarks. 21 But, again, like I said, a whole lot has 22 changed. But at least during this quarter, we 23 started to see a rotation away from just those 24 large cap growth names. 25 If you continue down, you look at the Russell

13 1 2000 and mid-cap indices, you'll see some positive 2 numbers, albeit modest, but very positive, which is 3 good to see because that's really the sector of the 4 market that was lagging. It was really so 5 concentrated in just those large cap growth names. 6 So it's certainly good to see it spread out a 7 little bit. 8 The other thing, typically the bond investors 9 are a very fearful bunch, and we saw that again. 10 And that shows up here down under the fixed income 11 benchmark. If we look at the US Aggregate Bond 12 Index, it was off over one and three quarters just 13 for the month alone. That dragged down the 14 year-to-date number to essentially even, and a 15 pretty soft one-year return over the last 12 16 months. So at least through March it was a very 17 volatile period. 18 Again, I talked about our asset allocation 19 changes, but let me just really briefly go through 20 the performance here, and then I'll show you the 21 update. 22 If we skip ahead to page 20 -- one more. 23 There we go. 24 And this is the Performance Summary Report. 25 Again, we have all the various time periods dating	14 1 back to the Sterling inception back in February of 2 '22. As you'll see, you know, for the month, 3 obviously, you know, pretty poor. We were up -- we 4 started up about 33.8, finished about 32.5. Again, 5 a pretty significant drawdown in dollar terms, you 6 know, for the quarter in the fiscal year. Still 7 pretty good. Up about 32 and a half million for 8 the portfolio. So good solid numbers in absolute 9 returns. 10 If we skip over to the next page, got the bar 11 charts at the top. But in the middle of the page 12 is the performance and our blended benchmark there. 13 The pension plan is there in the dark blue, and the 14 lighter blue is the blended benchmark. Again, that 15 consists of both US stocks, international stocks, 16 as well as fixed income securities. 17 You'll see for the quarter, we were off about 18 1.4. Slightly better than the benchmark at 19 negative 1.7. So, again, one of the things that I 20 guess was at least a mildly silver lining -- I 21 wouldn't call it silver, maybe grayish lining -- 22 was we really haven't had a negative quarter in 23 quite some time. And you guys -- like I see the 24 faces -- have been here for several years now. 25 You've heard me say more than once, you know,
15 1 this portfolio is designed to hold up when the 2 markets go down. We really haven't tested that 3 over the last couple of years because we've really 4 just been a straight-up market. So while it's only 5 a modest outperformance, it certainly is good to 6 see that we didn't lose as much as the blended 7 benchmark when things were tough. 8 Again, the flip side of that is when things 9 roar, that's usually when we typically only get 85, 10 90 percent of that upside. But we're comfortable 11 with that to be able to show you quarters like this 12 or years like this. Because, again, I've been 13 doing this for quite some time. We know it's 14 coming, whether it was the Y2K bubble, the 15 financial crisis, COVID, there's going to be an 16 event that significantly impacts the market. And 17 when it happens, it happens very, very quickly. 18 So, again, good, solid performance there. It 19 really was. You know, both pieces of the portfolio 20 held up pretty well. The bonds were in line with 21 their benchmark, and fixed income did slightly 22 better, meaning lost a little bit less during that 23 first quarter of the year. 24 So the rest of this material kind of goes into 25 a lot more detail.	16 1 One thing I will highlight, because I want to 2 spend a little bit more time talking about what the 3 large cap value change we made. If we skip over to 4 page 23, this is really just sort of indicative of, 5 you know -- sorry, I guess 24. There you go. 6 That very first grouping there. 7 No. Back one more. Sorry. 8 There you go. 9 All right. The very first two funds here, the 10 John Hancock and the Sterling Behavioral, these are 11 new additions to the portfolio. We added those 12 because we had some concerns about the equity 13 income fund that we were using previously. Not 14 that it was a bad fund, it just had significantly 15 underperformed. So we felt that a change was due. 16 You only get a one-month number here. To give 17 you a better idea, they were more in line for the 18 entire period that you held them, especially the 19 Behavioral Management -- the Sterling product was 20 actually slightly positive when the benchmark was 21 off a couple of percent. But when we combine the 22 two allocations, they were really right on top of 23 the benchmark. So certainly did pretty well there. 24 And I'll show you here in a moment how they did in 25 the next quarter. We care about how they do both

17 1 in good times and in bad times. 2 So, again, guys, this first quarter, some of 3 the numbers are so meaningless, I really felt 4 compelled to put together some more material. I've 5 got a couple of handouts -- if you could take one 6 and pass it down -- just with preliminary 7 performance figures through June to give us a 8 better idea of where we sit today, and, really, so 9 much has changed. 10 The good news, as you'll see when you get the 11 handout, is on this very first slide. Again, it's 12 that same asset allocation, Activity Summary 13 Reports. You'll see for the entire quarter, we 14 were -- we actually made about \$2.5 million, 15 despite having about \$300,000 in contributions 16 net -- distributions go out of the portfolio for 17 that period. So, again, the portfolio that was at 18 32 and a half million at the end of March, at the 19 end of June was closer to 34.7, almost 34.8. So 20 good, solid numbers. That's the good news. 21 The not-so-great news is over on the next 22 page. If we look at the portfolio trailing returns 23 versus our benchmark in the middle of the page 24 there, what you'll see is the portfolio was up 25 about 7.8 percent. And, again, that's that two and	18 1 half million dollars. But our benchmark was up 2 closer to 9.1. So good, solid, absolute 3 performance. 4 But, again, in an environment where really it 5 was very concentrated in energy semiconductors, we 6 just didn't have enough exposure. Specifically our 7 large cap growth manager, who's done very, very 8 well over the last several years, and had a lot of 9 AI exposure. When AI -- those seven AI tech names 10 really kind of fell out of favor, he still owns it 11 because that's again where a lot of the earnings 12 are. The market is just not rewarding or taking a 13 little pause there. 14 What he didn't own was semiconductors. He 15 didn't own enough of Taiwan semis. He did have 16 NVIDIA, just not at a market weight. So it didn't 17 keep up there. And NVIDIA candidly has not done as 18 well as semis in general, so -- 19 MR. WILMOTH: No Samsung? 20 MR. MYTON: What's that? 21 MR. WILMOTH: Samsung, South Korea. 22 MR. MYTON: Yeah. No Samsung in there either. 23 That's sort of an international name that he didn't 24 choose to own. Certainly I wish -- I bet he wishes 25 he had, because that's done extremely well.
19 1 Hisense is another one that's done extremely well 2 from over there in Korea. 3 But, again, you know, our equities are up 4 12.5 percent during the quarter. Just didn't keep 5 up in kind of a roaring market. So, again, that's 6 had a little bit of an impact on some of the longer 7 term numbers. 8 But, you know, again, the three and five year 9 is still up almost 12 percent and about 88 percent 10 of the benchmark. And then that longer term, since 11 we switched over, we get about 90 percent of the 12 benchmark in really what's been almost a 13 straight-up market outside of a couple of months to 14 begin back in 2022. So, again, solid, if not 15 spectacular. 16 The one area that we talked about in a little 17 bit more detail in these two large cap values, if 18 we were to look at the quarterly results of these 19 two -- and I didn't include it in here, and I wish 20 I had. I apologize. But I did write them down 21 here just to give you some context. Those two 22 combined were up about 14.6 percent, and the 23 benchmark was up 14.1. So that's good to see that 24 piece of the portfolio, which had struggled, do 25 very, very well and outperform with our two new	20 1 funds. It's a very short period. Don't want to 2 evaluate that. 3 But one of the other things that I did want to 4 share with you guys is I brought some additional 5 information on both of those funds for you guys to 6 look at. You can see why we made the change. Both 7 these funds have done extremely well. 8 I won't bore the entire committee and 9 everybody going into the detail, but they all -- 10 both these funds are running very, very well versus 11 their peers. They're in the top decile for all 12 trailing time periods and off to a pretty good 13 start since we put them in the portfolio earlier 14 this year. 15 So, again, that was kind of the big, 16 significant change that we made outside of all of 17 the little tweaks that we did to the asset 18 allocation. 19 The obvious question now is where do we see 20 the second half going? You know, candidly, again, 21 getting back to the four straight years of 20 -- 22 double digit returns. We're halfway there at the 23 halfway point. Again, we're still a little bit 24 cautious. We're playing it really close. All of 25 our modeling really kind of indicates that some of

21 1 the future expected returns may not be anywhere 2 near what we've gotten over the last couple of 3 years, so we're going to be a little bit more 4 conservative. 5 But having said that, the earnings tend to 6 still be very, very solid. So we're going to 7 maintain exposure to a lot of those tech names 8 where the earnings are at. We also have exposure 9 to the other areas of the market. So if it 10 broadens out, we'll certainly participate in that 11 as well. 12 So with that, I've taken up way too much of 13 your time talking about a couple of different 14 quarters and a couple of different funds and stuff 15 we don't normally talk about. But any questions, 16 comments, thoughts? 17 MR. CASSEL: I have a couple of questions. 18 MR. MYTON: Certainly. 19 MR. CASSEL: We went from the Sterling Fund 20 into a different Sterling fund. 21 MR. MYTON: Correct. 22 MR. CASSEL: And we held the other Sterling 23 fund for a while where it had underperformance. So 24 I wouldn't use the words, whenever I see something 25 lose money, "good solid performance." You've used	22 1 those words and I would not use those words when 2 there's a negative there. That's not -- it may be 3 better than others in the category, but I wouldn't 4 call it good because I'm a real returns guy -- 5 MR. MYTON: Correct. Nobody likes to lose 6 money. 7 MR. CASSEL: -- relatively nice -- 8 MR. MYTON: Nobody likes to lose money. I 9 understand. 10 MR. CASSEL: -- but losing money is not good. 11 And I'm looking at the two we went into, at least 12 for the first whatever period we owned them, which 13 is obviously very short. But in both cases 14 there -- at least the John Hancock was down -- 15 MR. MYTON: Yeah, for the month. 16 MR. CASSEL: -- where the Sterling was 17 slightly up more than the index but still a loss. 18 Why those versus others and why another Sterling 19 fund or another proprietary fund? 20 MR. MYTON: Sure. And, again, I think that 21 really speaks to the two handouts that I was going 22 to share with everyone later. These are 23 Morningstar fun fact sheets and they really kind 24 of -- Morningstar is an industry leader in 25 evaluating mutual funds and ETFs. And essentially
23 1 what they do is they rank them versus all of their 2 peers. 3 We do the same thing internally. Our advisory 4 solutions group vetted, you know, literally 5 hundreds of other large cap value options, 6 including the Behavioral fund. And really what 7 you'll see is, again, because of the strong 8 performance in both of these funds on a risk 9 adjusted basis, they were chosen, and that's why we 10 split the allocation between those two. So it 11 really wasn't merit based. 12 Again, every decision we make in the portfolio 13 with respect to a Sterling or any other product 14 that goes into our asset allocations, it's the same 15 standard. It's the same meeting. So from that 16 perspective, again, that's really why those were 17 chosen. 18 MR. CASSEL: And the fees on those are? 19 MR. MYTON: They're competitive. They're both 20 in that 60, 70 basis point range for a large cap 21 value option. 22 MR. CASSEL: Would we be better off with the 23 index fund which are much lower? 24 MR. MYTON: Again, the fact that they've 25 actually outperformed by about 50 basis points	24 1 since we put them in, I would say, you know, that's 2 essentially a wash, because you could probably get 3 an index fund for, you know, very, very cheap. And 4 that 50 basis points is about the difference, but 5 we think longer term. Again, we've got exposure to 6 the index. 7 One of the things that we're really concerned 8 about too is a lot of folks don't really realize 9 how much tech exposure they have in their 10 portfolios by utilizing the index funds. 11 To give you a good example, we were just doing 12 an analysis on the Russell 1000 value benchmark, 13 and they just reconstituted, as you know. They do 14 that every June. They moved 17 percent of the 15 portfolio into three names: Microsoft, Amazon, and 16 I'm forgetting the other one, but it's a 17 tech-related name. 18 Now, we're not really sure why they do that 19 other than their methodology for deciding what's a 20 growth and what's a value stock is really kind of 21 antiquated. It's price-to-book based without 22 getting too technical and way in the weeds. 23 The other issue that I'm sure you're aware of 24 and what we've seen, especially in the large cap 25 growth space, is a lot of managers have had trouble

25 1 meeting some of the diversified requirements of a 2 mutual fund. There's requirements in the 3 Securities Act of 1940 that says you have to be 4 diversified if you're going to be a mutual fund. 5 Well, a lot of these, you know, names have grown 6 over the last several years to be 40, 50 percent of 7 the benchmark. And, you know, is that really, 8 truly diversified? No. 9 So they're trying to -- so I think some of 10 that is trying to move some of those tech -- less 11 tech-oriented names away from some of that. So 12 there's a lot going on there. 13 But, just, you know, in conclusion, long story 14 short, again, we do have some index exposure in the 15 portfolio through the S&P 500. It's about a 16 15 percent weighting. So we kind of like the fact 17 that we're mixing indexes with active managers and 18 trying to outperform from that perspective. It 19 doesn't always work. It certainly has not worked 20 in this hyperaggressive environment we've seen in 21 the last few years, but over a longer period of 22 time, we believe it will. 23 MR. WILMOTH: These sort of multi-trillion 24 dollar IPOs coming up hitting these indexes here 25 shortly, as well as you talk about balancing	26 1 concerns, what is the thought, plan on how you deal 2 with that and not being overweight in tech from 3 that perspective? 4 MR. MYTON: Yeah. Again, part of our 5 methodology when we look at the portfolio and make 6 our asset allocation tweaks and adjustments is we 7 look at those benchmarks and we look at the 8 underlying holdings, and we want to know where the 9 managers are taking their bets relative to those 10 benchmarks. So since those benchmarks are always 11 changing, we're constantly looking at those. 12 With respect to Space X and maybe some of the 13 other nearly trillion dollar IPOs that may be down 14 the barrel here the next six, 12 months, we'll 15 continue to monitor it. We obviously put in -- you 16 know, the managers put in for Space X. I haven't 17 seen any reports. It's kind of a little too soon 18 to see their holdings. We should get that here in 19 the next couple of weeks and determine exactly how 20 much they had. 21 With respect to Space X, they really kind of 22 did the unprecedented thing. And typically IPOs 23 have a waiting period before they're allowed to be 24 put into an index. But as you guys know, I mean, 25 just last week they started, and they're going to
27 1 drip it in at a very small percentage so as to not 2 really kind of affect the market and the trading 3 too much. 4 And we didn't see a lot of price fluctuation, 5 you know, kind of -- other than just normal market 6 movements. So we didn't see a boost or anything in 7 their stock price by adding that, but that is 8 obviously a concern as indexes become more and more 9 prominent again. 10 So the way we look at it, we factor in what 11 the index has, and we make sure that our managers 12 either are overweighting or underweighting, you 13 know, various areas. And we want to know where 14 they're taking their risk and how they're taking 15 their risk so we can better understand their 16 performance. 17 MR. WILMOTH: And are you guys getting that 18 retail or are you getting the IPO pricing? 19 MR. MYTON: Again, I haven't seen the data in 20 the holdings yet. I will make a note of that and 21 come back and let you know. As you know, you know, 22 a lot of times the, quote, unquote, price was 135. 23 So any time you look at, you know, up and down 24 since then, it didn't go at 130- -- the first trade 25 was at 150.	28 1 So there's always that little -- the market 2 makers, I think it was Morgan Stanley on this 3 particular deal, you know, they sort of price it at 4 a point where they know they've got a little excess 5 demand so as to not see a big selloff the first 6 day. 7 So from that perspective, we'll continue to 8 watch it. But I bet Loomis and/or maybe John 9 Hancock probably got a little piece of that. And 10 then, obviously, the S&P 500 I don't believe has it 11 yet, but Nasdaq did, but we'll continue to monitor 12 that. At some point probably the S&P will pick it 13 up because it's just such a large piece. You know, 14 you can't have an index that doesn't have Space X 15 in it eventually. It's just such a big holding. 16 MR. CASSEL: Any other questions? 17 MR. MYTON: Well, thank you very much, guys. 18 And I will leave you the more detailed information 19 on these. And if you really have insomnia and want 20 to go to sleep, that will put you there. But thank 21 you very much as always. 22 MR. JELKE: Thank you. 23 CHAIRPERSON REYES: Thank you. 24 MR. CASSEL: The only other thing I'd like 25 to -- on the PCI audit, can we get -- Henry?

29 1 MR. ESPINOSA: Excuse me? 2 MR. CASSEL: On the PCI, can you just give us 3 a quick update on whether there were any issues 4 there? You did -- the audit was complete. I saw 5 it. 6 MR. ESPINOSA: Yeah. No, we -- the audit is 7 complete. They don't officially publish it until 8 the 14th of this month. The reason for that is 9 that these audits are basically good for a year. 10 So we have a deadline by which we need to complete 11 it. We publish it as close to that as possible so 12 that we don't have to have the next audit, you 13 know, eight months after the previous one. So it's 14 a clean audit. All of the controls that are 15 required are in place. We do an enormous amount of 16 work to keep that because we have to have a PCI 17 Level 1 audit. 18 When PCI decides what -- 19 MR. CASSEL: I'm sorry. Take a minute, if you 20 could, just tell us what a PCI audit is, because I 21 know -- I've read the stuff on it. I've read the 22 stuff, but I'm not sure everybody else does. So -- 23 MR. ESPINOSA: Right. Okay. So PCI is the 24 Payment Card Industry. And they publish something 25 called the Payment Card Industry Data Security	30 1 Standard, PCI DSS. And essentially it's all of the 2 credit card companies get together and create 3 standards for how you must manage technology if you 4 take credit card payments. The idea is to make 5 sure that you're being responsible with the way 6 that you take credit card payments; that you're 7 protecting customer data; that you're not enabling 8 fraud. 9 So in order to take credit cards, if you're a 10 little ice cream shop, you just have to say, yes, I 11 abide by these standards. But based on the number 12 of transactions that you do per month or per year, 13 the credit card companies start taking a closer 14 scrutiny of how you processed them. 15 We are internally here a relatively small 16 credit card processing company, but because we take 17 payments through PayByPhone and through ParkMobile 18 and the enormous number of individual transactions 19 that we do with them, we're required to do what 20 they call their PCI Level 1 audit which is the same 21 PCI audit that Walmart does. 22 Now, obviously it's not as involved because 23 we're a much smaller organization, and much of the 24 security required is actually handled by PayByPhone 25 and ParkMobile. So we can just refer them to those
31 1 companies who do their own audits for that part of 2 the security, but still we need to show that our 3 internal processing is being done responsibly. 4 So every year they come in. They take a look 5 at all of our network setup, all of our controls, 6 whether or not we have, you know, antivirus and 7 firewalls and rules, and whether or not we disable 8 user accounts in a timely manner, and who has 9 administrative access and all those kinds of 10 things. So that's what the audit is for, just to 11 prove that we are handling the credit card data 12 responsibly. And it's very, very IT intensive 13 because, again, credit card processing has been 14 transferred. 15 So we've had clean audits since we went -- 16 since the first time we had to do a PCI Level 1, 17 and, again, the latest one is clean. It's going to 18 be published on the 14th. 19 MR. CASSEL: Thank you. 20 Any questions? 21 MS. LADRON DE GUEVARA: Who performs the 22 audit? 23 MR. ESPINOSA: A company called Security 24 Metrics -- 25 MS. LADRON DE GUEVARA: Is this on a rotation?	32 1 MR. ESPINOSA: -- a third-party auditor. 2 No, we generally we don't rotate them because 3 much of the auditing process is getting to know the 4 operations, and we've worked with the same auditor 5 for some time now. So where a new auditor would 6 have to spend six weeks asking us questions, the 7 existing auditor comes in and says, Okay. What -- 8 you know, are these things still the same? 9 So during the audit, and I'm sure this is true 10 for financial audits as well, having a deep 11 understanding of how the company works is a good 12 part of the work. And so they've been a great 13 partner with us, and they understand how we work. 14 So we can just -- many times we can just refer to 15 the previous year's audit and say, Hey, this has 16 changed, this has not. And then anything that has 17 changed, we can take deeper -- a deeper look at it. 18 MS. LADRON DE GUEVARA: I'm just asking, 19 because sometimes when you do have an auditor for a 20 long period of time, tends to get very comfortable, 21 less challenging to see if there's ways to improve, 22 if there's areas that maybe could use improvements. 23 So that's why I was asking to see -- 24 MR. ESPINOSA: That's also kind of baked into 25 the PCI DSS. So they change the rules -- once

33 1 every three years they do kind of major rule 2 changes. So that's kind of baked into the -- what 3 the PCI Security Council pushes down to the 4 auditors, and then eventually to us. 5 It's like, well, you know, what you used to be 6 able to do, you could no longer do. And they've 7 actually, you know, become -- they've actually 8 restructured things taking into account the way -- 9 like it used to -- like firewalls used to be a 10 really big deal in the past, right? 11 And they still are, but, you know, the 12 company -- PCI has realized, Hey, listen, a lot of 13 the stuff nowadays is not run within the company. 14 It's all cloud based. And that requires 15 different -- a different set of eyes on a different 16 technology, right? So all of that is kind of baked 17 in to the requirements that they are supposed to 18 check for. 19 MR. CASSEL: Anything else? 20 I think our meeting is complete. 21 CHAIRPERSON REYES: Thank you. 22 Good morning, everyone. We're going to start 23 our regular agenda -- excuse me, open it up to 24 public comments. 25 Hearing none, seeing none, we'll go into our	34 1 employee -- into our recognition presentation. 2 MR. ESCANDON: So good morning again. So 3 very, very happy to have these officers, you know, 4 on my team. They're very dedicated. They're very, 5 you know, knowledgeable of the job. 6 Daniella, she's a field training officer. 7 She's the one entrusted to train new officers to 8 make sure that the officers follow all the rules 9 and regulations. 10 When there's a game at the Marlins and she's 11 there, we don't have to worry about it. She takes 12 over. She helps Luquette when Luquette, you know, 13 has a meeting and stuff like that, she take over, 14 you know, the operation. So I'm very glad that 15 she's here for her five years. 16 (Applause.) 17 MR. ESCANDON: Maria is one of the officers 18 that we have in the morning. She's very 19 knowledgeable, somebody we can trust, somebody that 20 we can depend on. So very happy that she's here. 21 Again, in the morning we don't have to worry about 22 it. She jumps on top of the complaints and stuff. 23 So thank you. 24 (Applause.) 25 MR. ESCANDON: And, Kenneth. Oh, he's another
35 1 field training officer. Again, he's a person that 2 we can trust with the new employees to make sure 3 that they follow the rules and regulation. 4 Again, Daniella and him, they are very patient 5 because sometimes they don't train one person, they 6 train two or three people at the same time. So 7 that's a lot of commitment and a lot of patience to 8 be able to deal with different, you know, type of 9 people. 10 So, Luquette, do you have anything to add to 11 that? 12 MS. THAMES: May I add? I have the pleasure 13 to witness the growth in all three of them. Maria 14 was so shy and timid. I used to have to push her 15 to go to handle heavy areas or complaints. Now she 16 just walks into it. 17 Daniella was the same way, she was shy. And 18 she's a mini me. I feel relaxed and know that 19 everything will be handled if I'm not here, that 20 she will handle everything. 21 Kenneth, I see the growth in him with handling 22 difficult customers. He's worked hard on that, and 23 I'm proud of him. I'm proud of you, Daniella, and 24 you also, Maria. 25 (Applause.)	36 1 CHAIRPERSON REYES: Margarita. 2 MS. DELGADO: Good morning, Madam Chair, 3 members of the board, Madam CEO, staff, guests. 4 I hope you didn't miss me a lot last month. 5 CHAIRPERSON REYES: We did. 6 MR. JELKE: We did. 7 MS. DELGADO: Well, if you have any questions 8 from last month, let me know. 9 I'm very excited because MPA is exploring, and 10 the word is "exploring," the opportunity to offer a 11 validation program to the PayByPhone and ParkMobile 12 customers, and we're looking into it. The two 13 companies have different -- slightly different 14 features, so it would be a matter of reconciling 15 those issues. 16 But I already wrote the communication 17 campaign, because it will benefit the merchants and 18 it will also benefit the consumer, the parkers. It 19 seems to be very easy, and it's worked in other 20 cities. 21 So, Angel, you can chime in later on and talk 22 a little about that, but this is just an 23 exploratory process at the beginning. 24 And we got some publicity on the FIFA Fest at 25 Bayfront Park. The Miami Herald wrote about the

37 1 facilities for those who parked, and Miami Today as well. 2 3 And I have been writing content for IPMI on leadership perspectives as well as for media purposes. And we attended -- I attended with Angel and the CEO the Save Streets Cinema hosted by the TPO, the Transportation Planning Organization. It was really good. MPA had a presence, had a booth, and it was good to be able to be with the planners, transportation leaders, and mobility experts as well. I think it was a pretty good move for MPA to be able to support that project. 4 5 And the next steps would be just to get some feedback, some data on the Smart Loading Zone program. I think this is something that is going to take a lot of education and a process of sustained communication in order to continue to inform the public, the users, as to how the program works and how to register, et cetera. 6 7 CHAIRPERSON REYES: Great. 8 9 MS. DELGADO: Questions? 10 11 CHAIRPERSON REYES: Any questions of Margarita? 12 13 Okay. Thank you. 14 15 MS. DELGADO: Thank you. 16	38 1 MS. CAMP: Good morning, everyone. 2 3 CHAIRPERSON REYES: Hi. Good morning. 4 5 MR. ESPINOSA: Good morning, Meagan. 6 7 MS. CAMP: Sorry. I'm waiting for this to load. Sorry. The whole screen went out. 8 9 All right. Okay. Good morning. Here we go. 10 11 Well, June was a very busy month over on our socials. 12 13 MR. ESPINOSA: We don't -- 14 15 MS. CAMP: The major sources of content -- 16 17 MR. ESPINOSA: I'm sorry, Meagan, we don't have anything on the screen. You want me to pull up -- 18 19 MS. CAMP: Oh, you don't? 20 21 MR. ESPINOSA: You want me to pull up the presentation? 22 23 MS. CAMP: Yeah. That would -- go right ahead. 24 25 MR. ESPINOSA: Give me a moment. 26 27 MS. CAMP: So sorry. Teams -- Teams is out for me again. 28 29 MR. ESPINOSA: Okay. Let me just share this so that you can see it. 30 31 MS. CAMP: Perfect. Go ahead and switch to the next slide, please. Thanks, Henry. 32
39 1 All right. So basically we had two very big campaigns going throughout June over on LinkedIn. You probably saw a lot of our content from IPMI, which was a really fantastic conference. I was so glad to see everyone. We had three staff members who had panel sessions, and, of course, Alex was an emcee and gave a few talks throughout the event. So that always gets us a wonderful reception and lots of content, so always glad to see that IPMI is such a great event. 2 3 The next -- I would say the second biggest campaign we were really driving over on Instagram and Facebook is the FIFA Fan Fest at Bayfront Park. We had a lot of interactions, a lot of ability, rather, to sort of piggyback on all the other departments and, of course, the park and FIFA's dedicated account talking about the event. 4 5 I worked with Abbey to actually build us a landing page to specifically list all of the pertinent information, the hours, rates, et cetera, locations for Bayfront Park, and was able to use that. I thought that was a really great tactic. It helped people get information specific to this, especially for tourists right away. 6 7 So I'm probably going to look at those numbers	40 1 after -- it wrapped up yesterday or Monday, I believe -- and take a look and see how well that landing page performs and if that's something we want to keep doing for these special high-profile events. 2 3 Next up, we're still pushing the Smart Loading Zone. The phase did kind of go -- I got a note from Angel that we moved into the next phase rather. So we started changing up the messaging to reflect that the invoicing and citations are now active. So you'll see that change in messaging. We haven't really received any feedback about that specifically, but, of course, we're still promoting and listening. 4 5 And last thing is we just started last week on a recruitment campaign with some support from HR. So we are right now just promoting general hiring with a potential nod to move into targeting specific roles that we are -- that we have open. So hoping that we can hopefully generate some more applicants and bring some more good people into MPA. 6 7 Next page, please. 8 9 All right. Our audience growth overall was pretty steady for June. Unfortunately, I pulled

41 1 this on the 30th, so there are a few days that will 2 bank in for July when it comes to June's numbers. 3 But overall, just fine. 4 If you remember, I mentioned last month that 5 we had a drop on Facebook and Instagram from a bot 6 purge that Meta did where they got rid of a bunch 7 of dummy accounts, and so we're slowly regaining 8 back from that. But, once again, that's a good 9 thing. That means that people following us are 10 genuine people who actually are interested in our 11 content. So always good there. 12 But as usual Instagram and, I would say, even 13 LinkedIn are always our two strongest growth 14 platforms and where we get the most engagement. 15 Next page, please. 16 All right. And for "Post by Engagement," 17 you'll see the top three are over on LinkedIn. A 18 lot of our industry content always gets a really 19 great reception there. And then the middle part -- 20 the second post, rather, is that some of the FIFA 21 content that we've shared. So I was really glad to 22 see that. 23 Abbey also created some really great graphics 24 that we used as well later on in the campaign that 25 were a lot of fun to go along with Margarita's ad	42 1 campaign. 2 Next page, please. 3 All right. And our Engagement Rate. I 4 brought this out really just to see how -- because 5 we were promoting such a large event all across 6 really the City and World Cup having such a big 7 presence, we had really great engagement, I would 8 think, on pretty much all of our platforms with the 9 exception of X where we usually trend lower. So 10 that really got us a lot of new views, a lot of new 11 eyes, and I'm hoping that will be sustained next 12 month. 13 Next page. 14 Okay. And that's it. Thank you so much. 15 Appreciate it. 16 If you have any questions, let me know. 17 CHAIRPERSON REYES: Thank you. 18 MS. CAMP: Thank you. 19 Thanks, Henry. 20 MR. ESPINOSA: Thank you. 21 CHAIRPERSON REYES: Okay. We're going to go 22 to item number one. 23 I'm sorry. I have it as financial 24 summaries -- sorry about that. I was looking at 25 the wrong page.
43 1 Okay. Approval items, May financial 2 statements. 3 MS. LADRON DE GUEVARA: So moved. 4 MR. WILMOTH: Second. 5 CHAIRPERSON REYES: All those in favor say 6 "aye." 7 MR. JELKE: Aye. 8 MR. WILMOTH: Aye. 9 MR. CASSEL: Aye. 10 MS. LADRON DE GUEVARA: Aye. 11 CHAIRPERSON REYES: Aye. 12 Hearing no opposition, the motion passes. 13 Item number two is the regular board meeting 14 minutes for June. 15 MS. LADRON DE GUEVARA: So moved. 16 MR. WILMOTH: Second. 17 CHAIRPERSON REYES: All those in favor say 18 "aye." 19 MR. WILMOTH: Aye. 20 MR. CASSEL: Aye. 21 MS. LADRON DE GUEVARA: Aye. 22 MR. JELKE: Aye. 23 CHAIRPERSON REYES: Aye. 24 Motion passes with no opposition. 25 We will go now to item number three. Angel?	44 1 MR. DIAZ: Thank you. 2 Good morning, everybody. The next item is the 3 approval of capital funds to purchase and install 4 850 sensors with Parking Guidance Systems. We 5 currently have 250 of these installed in the garage 6 today. 7 We have Stephen Evans and Matthew Valera 8 representing Parking Guidance present if you have 9 any questions. 10 So the purpose of this is two things: It's, 11 one, to help events, our event management, and also 12 to help our daily operations. So on the event 13 side, what this does is it allows us to manage the 14 inventory of the vehicles coming in and out of 15 garage with a much higher accuracy and in real 16 time. 17 So what that does is allows us to fill more 18 cars in the garage during special events, which in 19 turn will generate more revenue, and also manage 20 the garage, and then poll into real time. So 21 that's kind of what helps us with that, because 22 today it's a physical count that we have to do, and 23 it kind of takes up a lot of time. It's hard to 24 track that during special events like the Miami 25 Heat or any concerts at the Kaseya.

45 1 It also helps us with the daily operation. So 2 basically what we do daily is we count every 3 vehicle and we try to understand how long vehicles 4 are parked for. So in order to do that, we 5 physically have to count every vehicle, then track 6 it and log it. So what this system does, it tells 7 us in real time the second a car parks in a spot 8 and for how many days it's there. So we no longer 9 have to have security go by every day and see if 10 the car is still here, if they leave, and so on. 11 So that helps with that mitigation as well, so 12 we can use that staff to do the security duties or 13 our regular staff to control other locations and 14 manage the daily operation. 15 It also helps us with the residents of the 16 Airbnb. So we have Airbnb now. I think it's close 17 to 300 units across the street that park here, and 18 then we have the Grand Station residents as well. 19 So this helps us understand what the peaks are, the 20 seasonal use and whatnot. So it kind of helps us, 21 again, just to manage the long-term occupancy. 22 Along with this, we have external signs that 23 we installed in the first -- the first phase of 24 this project. So now with the added 850 spaces, we 25 now have a true count, and we can put outside the	46 1 garage on the north and south side the available 2 spaces. 3 So, theoretically, that attracts more people 4 to park in your spot because they see a number, 5 they see available spaces, they tend to return to 6 the garage and park there. And then when it's 7 full, we also know that the garage is full, so we 8 can put the sign, Hey, garage is full. 9 On top of that, we're also getting three new 10 digital signs inside the garage and this is to help 11 mitigate the traffic. So in certain levels -- 12 there's three levels where there's a split in the 13 middle of the garage. If you keep going up, you 14 keep going until you find a spot. 15 So what we're doing is putting signs that will 16 show there's available spots if you go down. So a 17 lot of times people will circle all the way up, and 18 then you got to come all the way down. So now they 19 just -- they can turn in that spot and they can go 20 find the available space. So this kind of helps us 21 show vehicles where to park, it helps us with 22 traffic flow, and it also helps for events like 23 trying to get the staff in and the staff out and 24 all that. So it kind of helps as a whole. 25 So the total price for this is \$609,628. One
47 1 thing I wanted to add, that, for example, the 2 Dallas Fort Worth Airport has this system 3 installed, and they've been installed for 15 years 4 ago with no issues. And, again, they can attest to 5 that. 6 It does come with a full two-year warranty. 7 There's no maintenance on this. Everything's 8 pretty much done remotely. Obviously, unless one 9 of them gets hit by something, then that's 10 different, but there's literally no maintenance for 11 this. And their team handles any software issues, 12 you know, remotely as well, so -- just want to get 13 approval for this item. 14 MR. WILMOTH: What happens if one gets hit? 15 MR. DIAZ: If one gets it, then we would have 16 to see how bad it's hit, and then fix the -- you 17 know, that arm with the little sensor that's -- the 18 light. 19 MR. WILMOTH: Is that an MPA thing or is that 20 a -- their company? 21 MR. DIAZ: I believe that would be on us 22 because it's ours -- you know, it got damaged, 23 not -- it wasn't a warranty issue or anything like 24 that, so we would handle that. They have a local 25 team that would repair as well.	48 1 MR. WILMOTH: Well, you know I love this 2 technology. I'm really interested in -- to the 3 efficiencies that our staff gets out of using this 4 technology. I would love to hear more about that 5 as time goes on. 6 And then the second, I would love to see what 7 insights from a decision-making perspective that 8 the board -- that our executive team could get 9 using this technology that they can use moving 10 forward to make better decisions. So we're very 11 excited. 12 CHAIRPERSON REYES: Any other comments, 13 questions? 14 MR. JELKE: I'll move the item. 15 MS. LADRON DE GUEVARA: Second. 16 CHAIRPERSON REYES: All those in favor say 17 "aye." 18 MS. LADRON DE GUEVARA: Aye. 19 MR. CASSEL: Aye. 20 MR. WILMOTH: Aye. 21 MR. JELKE: Aye. 22 CHAIRPERSON REYES: Aye. 23 Motion passes. 24 Item number four. 25 MR. DIAZ: Item number four is the approval of

49 1 expenditure, again, capital funds for College 2 Station Garage, Avigilon Cameras. So the vendor we 3 use is Industrial Communications and Electronics, 4 Inc. This is the vendor that we use for all our 5 garages for our cameras and our access control. We 6 also used them in the Marlins as well. They did 7 the Marlins facility as well. 8 So basically what we're doing is we're adding 9 cameras to this top level of the College Station 10 Garage. We have a crew shuttle parking system 11 there, Park and Ride. And basically all the 12 customers park on the roof. They're out-of-state 13 vehicles, a lot of them, so they're easier targets 14 for theft. 15 So what happens is with the cameras, we now 16 have, you know, 24/7 coverage, surveillance of the 17 vehicles at the top. And this can also be tweaked 18 to add alerts if there's a person on that level at 19 an odd time or if there's some kind of weird 20 movement. So it can send alerts to that as well. 21 So the total cost of this is \$68,167 to do the 22 top level. This includes all the work, permitting, 23 and all that. So we wanted to get approval for 24 that. 25 And, again, you know, the service that we	50 1 provide to the crew shuttle is pretty important and 2 it's a good giveback to the -- that we have to the 3 community. So I just want to get approval for that 4 as well. 5 CHAIRPERSON REYES: Any comments on this? 6 I just want to make a comment that I think 7 this is super important because it could become a 8 PR nightmare if it were to continue, especially 9 people visiting our city. So I'm glad that you're 10 on top of that, and that hopefully this will deter 11 some of the stuff that's happened in there. 12 MR. DIAZ: For sure. 13 CHAIRPERSON REYES: Yeah. Good job. 14 Okay. Motion? 15 MS. LADRON DE GUEVARA: So moved. 16 MR. JELKE: Second. 17 CHAIRPERSON REYES: All those in favor say 18 "aye." 19 MS. LADRON DE GUEVARA: Aye. 20 MR. CASSEL: Aye. 21 MR. WILMOTH: Aye. 22 MR. JELKE: Aye. 23 CHAIRPERSON REYES: Aye. 24 All right. Item number five. 25 MS. ARGUDIN: Good morning. So this item is
51 1 amending Reso 26-01 to allow for additional 2 two-year terms of the chairs of the regular board 3 and Finance Committee as long as there is a 4 majority vote from the board. Funny enough, this 5 is something that the City is also looking into 6 doing. 7 Right now in -- when it was through COVID 8 times, we had passed this resolution which allowed 9 for two two-year terms, so a total of four years, 10 for both the chair of the board and the finance 11 board. 12 When Jami took over as chair, and the four 13 years were up, she asked for an extension, which 14 the board gave her because time went by so fast. 15 So when now her -- the two years have been up, it's 16 a conversation that we had internally on how we 17 even got here, right? 18 And so we're asking the board that if the 19 chair -- if we're in the middle of a project or 20 something that the chair wanted to have an 21 extension, that if the board so chose to, that they 22 would have the ability to then do that extension, 23 no different than what we did. We actually asked 24 for the extension, but right now it doesn't allow 25 for that. It says "after four years." So we just	52 1 wanted to provide that flexibility as part of the 2 language to do that. 3 So this item is to approve that amendment 4 further -- you know, Jami and I have had a lot of 5 discussion about this, and, you know, her tenure is 6 up, and she is going to be stepping down from her 7 chairmanship. 8 Can you talk a little bit about your 9 extension? 10 CHAIRPERSON REYES: Sure. 11 So, first of all, I want to thank you for 12 allowing me the opportunity to continue after the 13 four years. I think we had some unfinished 14 business during COVID, and there were some -- some 15 development issues that we were working on, and 16 COVID sort of put a halt to that. So I wanted to 17 continue that process. 18 And it's been -- it's an honor for me to be 19 your chair. Of course, none of this is possible 20 without all of you, the board, the staff 21 especially. I love working with all of you. 22 Stepping down as the chair does not mean that 23 you are getting rid of me. I am here for you. I'm 24 here for you for whatever you need. I'm one of 25 your biggest champions, as you know, but I think

53 1 if -- I think there's an opportunity for others to 2 step in and carry -- move forward with what we 3 continue doing. 4 There's a lot of momentum. I was at IPMI. I 5 want to tell you a little story on IPMI. Alex and 6 I were on a panel together talking about board 7 relationships with the CEOs, and it was at the end 8 of the day, and our competition was Henry. So he 9 took all our people. So we didn't have an empty 10 room, but he had a standing room only where people 11 wished that he had continued. And when we were 12 walking out, people were chasing them, asking him 13 for more information. 14 So it makes me super proud to see that, that 15 in an organization as IPMI has become so large now 16 that we have such a prominent role in it. And that 17 even though Alex has now stepped down as chair of 18 it, we continue to have a really strong presence. 19 People -- as we're walking around, people come 20 and ask every -- every person in the organization 21 that attends IPMI has somebody reaching out to them 22 on the floor of the convention. I see people 23 coming after Angel, coming after Bert, coming after 24 Victor. 25 MR. JELKE: In a good way.	54 1 (Simultaneous cross-talk.) 2 CHAIRPERSON REYES: I don't know. I think 3 that what happens in Milwaukee, I think -- 4 (Simultaneous cross-talk.) 5 CHAIRPERSON REYES: But in all seriousness, 6 you all make me so proud. I mean, people want to 7 work with us, people fight for our attention, 8 people fight for us attending their events. 9 Everybody has a dinner or an after hours and want 10 us to be there. There's a specific company that 11 moves their event around the attendance of the 12 Miami Parking Authority. 13 So it's really great to see that. We've come 14 a long way. I've sat on this board for a long 15 time. I've seen us grow. It's really just a 16 testament to the work that all of you do. I'm 17 super proud of all of you. I'm proud of the way we 18 handle our community here. 19 I do get calls and people sometimes are 20 complaining, but most of the time it's, like, Hey, 21 I wanted to tell you that this was resolved. So, 22 again, I appreciate you. I thank you for 23 supporting me. 24 And I think that, you know, one of you should 25 be ready to step up -- or step in, actually. You
55 1 always step up. To step in. 2 MS. LADRON DE GUEVARA: Well, and thank you, 3 Jami, because during the time that I've been on the 4 board, I've seen a lot of experience and knowledge 5 that you've brought based on your experience on the 6 board and background. So it's been a pleasure 7 serving with you. 8 I personally think that given his tenure and 9 years, and I've seen him step in your shoes when 10 you're not here, I think that I would -- I would 11 like to nominate Tom to kind of -- in the role, if 12 he would like to have it. 13 MR. CASSEL: I second it. 14 CHAIRPERSON REYES: Somebody seconded it. 15 MR. JELKE: Yes. I would be delighted to do 16 it, thank you so much, and working with the team 17 here and with the board. Despite me joking about 18 it, I would be -- I would love to be chair again, 19 and not permanently. So just looking across. 20 Somebody else will be taking over that at some 21 point in time, but for -- I would love to do it for 22 now and continuing. So I accept, if there's a 23 vote. 24 CHAIRPERSON REYES: Yes. So we have a motion 25 and second. So I guess I'm not allowed to vote.	56 1 MR. WILMOTH: Yeah. I think we have two 2 things. 3 MS. ARGUDIN: Yeah, we have two things. Let's 4 first vote on the -- 5 MR. CASSEL: There's still the resolution 6 first. 7 CHAIRPERSON REYES: Yes. 8 MR. JELKE: So I'll move the item. 9 MS. LADRON DE GUEVARA: Second. 10 CHAIRPERSON REYES: Okay. All those in favor 11 say "aye." 12 MR. WILMOTH: Aye. 13 MS. LADRON DE GUEVARA: Aye. 14 MR. CASSEL: Aye. 15 CHAIRPERSON REYES: Aye. 16 All right. The motion passes on item number 17 five, the resolution. 18 MS. ARGUDIN: The resolution. 19 Now on Tom. 20 CHAIRPERSON REYES: Okay. So there is a 21 nomination by Debbie, then there is a second. 22 MR. CASSEL: (Indicating). 23 CHAIRPERSON REYES: Okay. So then let's vote 24 on it. 25 Am I allowed to vote on this?

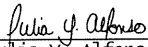
57 1 Yes. All right. 2 MR. JELKE: I'm not. 3 CHAIRPERSON REYES: All those in favor say 4 "aye." 5 Aye. 6 MR. CASSEL: Aye. 7 MR. WILMOTH: Aye. 8 MS. LADRON DE GUEVARA: Aye. 9 MR. JELKE: I'm abstaining. 10 CHAIRPERSON REYES: Welcome, sir. 11 MR. JELKE: Thank you. 12 CHAIRPERSON REYES: All right. 13 MR. JELKE: I take over next meeting. 14 MS. ARGUDIN: It's only a dollar. What is it, 15 Jim, a dollar a year, \$10 a year? 16 MR. CASSEL: No, it's like 12 or \$15, but 17 that's just -- 18 (Simultaneous cross-talk.) 19 CHAIRPERSON REYES: Wait, wait, wait. What? 20 I need some back pay over here. 21 (Simultaneous cross-talk.) 22 MR. JELKE: My first duty as chair is going to 23 be to bring back Cuban coffee to the meeting. 24 (Applause.) 25 CHAIRPERSON REYES: Wow. Pandering already.	58 1 MR. CASSEL: Crowd pleaser. 2 MR. WILMOTH: You should wait until the next 3 election before you do that. 4 CHAIRPERSON REYES: I think you need to run 5 for office. 6 MR. CASSEL: Tom, are you suggesting we need 7 something to keep us awake during these meetings? 8 MR. JELKE: No, just I like Cuban coffee. 9 CHAIRPERSON REYES: All right. Okay. So 10 that's it for us. And then now you have your 11 reports. 12 MS. ARGUDIN: Go ahead. Smart Loading Zone. 13 MR. DIAZ: Okay. Smart Loading Zones. I got 14 to say, this has been -- I've learned a lot with 15 this rollout at a political level, at a technology 16 level, and operations. 17 MS. DELGADO: How about communication? 18 MR. DIAZ: Yes, 100 percent, marketing and -- 19 yeah. This is a good learning experience for 20 everybody. 21 So we started with warnings in May. We 22 decided to go live with the invoicing on June 23rd. 23 The main reason for that was we were all at IPMI. 24 Some of us were at IPMI, so did not want to go 25 live, and something happened during IPMI, because
59 1 if that happened, I probably wouldn't be sitting 2 here right now. So that's why we did that. So the 3 invoices went live July 23rd [sic], and on July 2nd 4 is when we actually started issuing the citations. 5 So high level we've had 100 people register 6 for the permit program and we have 22 that have 7 been approved. The majority are just they don't 8 have the proper information or they don't meet the 9 criteria. So that's where we are with that. 10 However, the surprising thing for us is that 11 we only have 16 loading zones, and we're already 12 seeing that we're going to average about 500 13 citations a week. So that just helps the City 14 generate more revenue, and also helps pay for 15 the -- fund the camera program and whatnot. 16 So I just want to share those are the high 17 level things that have shown improvements. We've 18 also seen that the Smart Loading Zones are also a 19 lot -- there's more availability. And once the 20 invoices start becoming citations, then we'll see 21 that invoice -- I'm sorry, the permits should 22 increase as well, because right now they have 30 23 days as of July 2nd to register. 24 If they don't pay for the invoice or register, 25 then it becomes a citation. So that's kind of	60 1 where we're at. So the beginning of August we'll 2 see that number increase as well. 3 MS. ARGUDIN: So I talk to Dave a lot from 4 Pittsburg because they rolled this out way before 5 us, probably a year before us, and he always says 6 that even though we have to -- you know, it's the 7 right thing to do, is to give people a little bit 8 of leeway, a time frame by which they have to 9 register and, you know, get to know the program, 10 that he took a lot longer to roll out the actual 11 citation part of it, and it backfired on them 12 because nobody enrolled. The second they actually 13 started issuing citations is when their numbers 14 went up on the enrollment. 15 But to be issuing 500 citations in 16 zones 16 tells you who's parking there, you know, the safety 17 of not only the space, but the double parking, 18 which is a huge problem, the traffic flow, people 19 crossing the street. So we're getting a lot of 20 congestion specifically here. 21 There's actually an item on the City 22 Commission on having -- when people are doing 23 construction, to have a sidewalk for people to walk 24 through. There's so much going on here. People 25 walking through the street and the double parking,

1 then it just adds to the problems that we have. So 61 2 this program, I think, we're going to see a lot of 3 benefits from this program. 4 MS. LADRON DE GUEVARA: When they're getting 5 the citations, are they given, like, the 6 information on how to avoid future citations, like 7 register and sign up and where? 8 MR. DIAZ: So they're given -- well, so we did 9 that for almost two months, which is the warnings. 10 So, hey, you're parked here. If you don't belong 11 here, do not continue to park here. You're going 12 to get a citation. 13 So now with the invoices, it's telling them, 14 Please register. And if they meet the criteria, 15 then they can get the permit. If they don't, then 16 eventually it will become a citation. They're 17 given a warning which is the invoice. 18 Now, if they do it again, and it's a regular 19 vehicle, then at that point that will be a 20 citation. So the invoice is kind of the warning. 21 MR. JELKE: I have a couple questions for you. 22 So does this include package delivery, like UPS® 23 and those guys, have they registered? Because here 24 what I see is the largest fleet is 17 vehicles. 25 MR. DIAZ: Yes. So it includes FedEx, it	1 includes UPS® also, Amazon as well. So we've met 62 2 with them. They signed a -- interested in 3 registering. I don't know if this -- 4 MR. JELKE: They haven't registered yet. 5 Okay. 6 MR. DIAZ: I don't believe so. But the FedEx 7 ands UPS® for, like, Downtown area, it's really not 8 a lot of vehicles. It's a small group of vehicles 9 that handle this area. 10 MR. JELKE: Right. 11 MR. DIAZ: So eventually they will register, 12 yeah. 13 MR. JELKE: Okay. And then for the citations, 14 these are specifically the fleets. They're not -- 15 these aren't citations for regular cars parking in 16 the wrong place? 17 MR. DIAZ: Oh, no, it is. Yeah. If a regular 18 car parks in there, that's -- actually, I think 19 that will be the majority of the citations. The 20 regular cars that park there, they all get cited. 21 And then the double parking, which is the safety 22 one -- 23 MR. JELKE: Right. 24 MR. DIAZ: -- is another citation. That 25 citation is \$124. So hopefully this will improve
1 that, and the traffic will flow, and people will 63 2 stop double parking. 3 MR. JELKE: Do you have a way of, like, 4 parsing that out so that we can see it's the cars 5 versus -- 6 MR. DIAZ: Yes, yes. 7 MR. JELKE: -- in the graphic -- 8 MR. DIAZ: For sure. 9 MR. JELKE: -- which is a great graphic if you 10 can get it up there. 11 MR. WILMOTH: Yes. I just love the 12 presentation. If we can do this for the other -- 13 the KPI stuff, that would be great. 14 MR. JELKE: It's like towards the end of 15 the -- 16 MR. DIAZ: Smart Loading Zone. It's the 17 KPI -- 18 MS. LADRON DE GUEVARA: It's page 203 of the 19 presentation -- 20 MS. ARGUDIN: It's the agenda. 21 MS. LADRON DE GUEVARA: The agenda package. 22 MR. CASSEL: They saved the best for last. 23 CHAIRPERSON REYES: As I was coming in this 24 morning, I feel like the Central Business District 25 is like the biggest area. I don't see that much in	1 Brickell, but we have so much -- 64 2 MR. JELKE: 901 Brickell Plaza is the most 3 cited. 4 CHAIRPERSON REYES: Yeah. 5 So we have -- as we're coming into here, 6 because of all the construction that's going on, 7 they've taken a lane, and then now we have parking 8 next to the construction lane. Is that considered 9 part of this or is your 124 -- how much is it, the 10 citation? 11 MR. DIAZ: 124. 12 CHAIRPERSON REYES: The double parking is only 13 if you're -- is the double parking in any lane or 14 is it double parking -- 15 MR. DIAZ: So it's really -- it's really not 16 double parking. 17 CHAIRPERSON REYES: -- where there's a Smart 18 Zone? 19 MR. DIAZ: It's blocking traffic lane. 20 CHAIRPERSON REYES: Okay. 21 MR. DIAZ: So if you park on any traffic lane, 22 then that's what that citation is for, for blocking 23 the traffic lane. We say double parking because a 24 lot of times they will double park. 25 CHAIRPERSON REYES: Yeah.

1 MR. DIAZ: It's a regular traffic lane, no 2 parking, that's the same citation. 3 CHAIRPERSON REYES: So we have now -- I mean, 4 and I know you guys drive around and stuff. But 5 there's more construction companies in Downtown, 6 right? 7 MR. DIAZ: Yes. 8 CHAIRPERSON REYES: And so they're taking more 9 sidewalks. Are we increasing the number of 10 officers around the Central Business District or 11 are you keeping the same number of officers in the 12 area? 13 MR. DIAZ: So what this will do eventually is 14 the officer will no longer have to worry about the 15 loading zones at all. So that's the goal with 16 this. So that way they can just focus on those 17 other areas. 18 CHAIRPERSON REYES: Okay. 19 MR. DIAZ: Yeah. So that's the goal, yeah. 20 CHAIRPERSON REYES: Because I'm seeing it more 21 now, like, as I was driving in, complete blockage. 22 Actually, right in front of our building right now, 23 just blocking a moving lane with -- and no person 24 inside the car, just parked the car and walked 25 away.	1 And I think it's deliveries into construction 2 zones. I think people just coming in to, you know, 3 whatever it is, drop off a check or whatever. 4 Because there is no actual parking inside 5 construction zones anymore. 6 And I feel like we're also going to see a lot 7 of lunch trucks getting ready to start doing that, 8 blocking lanes, because there's no -- the sites are 9 so tiny, there's no way for people to go inside it. 10 MS. ARGUDIN: And we're seeing a lot of -- 11 like Miami World Center -- I mean, I experienced it 12 myself during rush hour to get from the highway to 13 an event that I was going to and it was raining. 14 It took me about an hour to get from the highway to 15 the actual spot. The lunch was halfway done by the 16 time I got there. 17 And then I started wondering, and I remember 18 calling Bert, and I'm like, Bert, what's happening 19 here? Like is it us? Is it something -- what's 20 happening? 21 And he's not, like, nothing. They plan 22 without loading zones, they plan without parking, 23 they plan without a lot of things. 24 CHAIRPERSON REYES: Yeah. 25 MS. ARGUDIN: I know. Something is coming up
1 on my thing but -- okay. 2 And so I -- but then they call us to ask us to 3 help them out, which is very weird, right? So I'm 4 like, well, the City, I think -- and that's a 5 conversation that I have pending with the City, is 6 when we plan for these things and we approve these 7 items, you know, for these projects, if we don't 8 have enough loading zones or spaces, then they call 9 us. You know, there's people parked here. 10 I'm like, Well, you also didn't give them an 11 opportunity or a chance to get inside your property 12 to have this, you know, drop off and pick up. 13 CHAIRPERSON REYES: And I think that's the 14 bigger conversation. I think that conversation 15 needs to have happened, because we just picked up a 16 project in Edgewater, and it's one of the things 17 that we're looking at because we have neighbors 18 around the area. 19 And so I feel like the City -- I mean, and, 20 listen, it's going to hurt me as -- because the 21 more space we have to give cars coming in, then the 22 less space we have for setup, right? But we have 23 to figure that out, and we have to go and find -- 24 I'm always -- I'll call you and say, Hey, do you 25 have parking around the area?	1 Because we're not -- we're continuously seeing 2 the construction traffic blocking regular traffic 3 which is impacting the restaurants, the businesses. 4 People don't know where to go. And it takes you 30 5 minutes -- the closure of Flagler, the closure of 6 the Fan Fest, all of that didn't help right now, 7 right? But definitely moving around the Central 8 Business District is very tough right now. 9 MR. DIAZ: If I could just add one thing that 10 Bert is really focusing on with this vendor, is 11 we're also going to install these cameras not only 12 in loading zone, but in traffic lanes that are 13 challenges, like, for example, 5th Street. 14 5th Street, the avenues and whatnot -- because 15 they're -- again, they have loading docks and they 16 have valet ramps that, whatever, they don't use it 17 for that, they use the street. 18 So we're going to put cameras there, again, to 19 issue more realtime citations that will help move 20 the traffic as well. So that's something Bert's 21 working on. There's like five or six key spots in 22 Downtown to kind of help with that as well. Not 23 construction but just the daily abuse of people 24 just parking there and just sitting there. 25 CHAIRPERSON REYES: I mean, the area in front

69 1 of the Seybold, that's a perfect example. I think 2 I text you all the time, Bert. I text him pictures 3 because it has now become a one lane between the 4 armored trucks, between the police, and then people 5 don't even have a sidewalk because people actually 6 parked on the sidewalk. So it's become a really 7 weird thing. I just want to make sure that -- 8 because at the end, it's also pedestrian safety. 9 MR. DIAZ: Yeah. No, for sure. 10 CHAIRPERSON REYES: Okay. I don't know what's 11 happening with our things. 12 MS. ARGUDIN: I know. Somebody has control of 13 this and -- 14 CHAIRPERSON REYES: They're flashing, and so I 15 had to turn it off because it was -- it's 16 possessed. 17 MS. ARGUDIN: We'll figure it out. 18 All right. Miami-Dade County Parks. So 19 Miami-Dade County Parks, we are having a meeting 20 with them. Our contract -- we've had a contract 21 with them for how long already? Ten years? 22 MR. DIAZ: Eleven years. 23 MS. ARGUDIN: Which I feel like it was just 24 yesterday. And so we are meeting with the director 25 of parks next week to go over the contract. She's	70 1 new -- relatively new. I mean, to us she's new. 2 And so I want to talk to her about where we 3 started, where we are, and what we've done for 4 Miami-Dade County Parks and, you know, revenue-wise 5 and on the technology that we're rolling out also 6 in those parks. 7 CHAIRPERSON REYES: Who is it? 8 MS. ARGUDIN: Christina White. And so we're 9 going to have that meeting next week, and then 10 they're taking the item. It should be going on the 11 third week of July -- 12 MR. DIAZ: 21st, I think it is. 13 MS. ARGUDIN: -- to County Commission for 14 approval for us to have -- you know, expand the 15 contract -- extend the contract. 16 Coconut Grove Playhouse. I remember when Art 17 used to sit here and he used to talk about the 18 Coconut Grove Playhouse, and here I am thinking the 19 same thing, like, will I see it before I retire, 20 but -- so we are going before the board, the 21 County -- the City Commission on Thursday along 22 with the County to ask for them approve an appeal 23 of the PZAB board. We think that we have a good 24 shot of getting that appeal. It is -- it was five. 25 MR. CASSEL: So are you -- you're not looking
71 1 for them to appeal, you're looking for them to 2 overrule the appeal. 3 MS. SOLIMAN: No, no. Overrule the lower 4 board, which means approving the appeal. 5 MR. CASSEL: Okay. 6 MS. SOLIMAN: The commission has to approve 7 the appeal, which would mean they would vacate the 8 lower. 9 MR. CASSEL: Okay. 10 MS. ARGUDIN: So basically there were five 11 exceptions that the County is asking for. 12 Actually, it was one, but then the City asked them 13 to break that down to five, so they did. And they 14 have exceptions with conditions. Conditions are 15 based on a couple of things that the community has 16 asked for, and they said, yes, we will accept these 17 conditions. 18 So we are presenting that to the City 19 Commission, and so hopefully we'll have a favorable 20 outcome, and we could continue moving forward with 21 the project. So that's where we're at. I'll let 22 you know as soon as -- hopefully September rolls 23 around. That's it. That's all for us. 24 CHAIRPERSON REYES: Okay. Anything else? 25 Motion to adjourn.	72 1 MR. WILMOTH: So moved. 2 MS. LADRON DE GUEVARA: Second. 3 CHAIRPERSON REYES: All those in favor say 4 "aye." 5 MR. CASSEL: Aye. 6 MS. LADRON DE GUEVARA: Aye. 7 MR. JELKE: Aye. 8 MR. WILMOTH: Aye. 9 CHAIRPERSON REYES: Aye. 10 Thank you, everyone. 11 (Thereupon, the meeting was adjourned at 12 9:25 a.m.) 13 14 15 16 17 18 19 20 21 22 23 24 25

1 CERTIFICATE

2
3 THE STATE OF FLORIDA
4 COUNTY OF MIAMI-DADE5 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 30th day of July, 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, Chief Executive Officer, Miami Parking Authority *AA Argudin*

SUBJECT: Reappointment of Ms. Jami Reyes as a Member of the Off-Street Parking Board Resolution No. 26-02

DATE: September 9, 2026

Attached for the approval of the Board of the Department of Off-Street Parking of the City of Miami, Florida, please find Resolution No. 26-02 reappointing Ms. Jami Reyes as a member of the Board. Ms. Reyes' term of office as a member of the Board will expire, unless affirmed by the City Commission.

Pursuant to Section 23(b) of the Charter of the City of Miami, Florida, as may be amended ("Charter"), Ms. Reyes shall be named and reappointed by the remaining members of the Board for a term of five (5) years, subject to confirmation by the City Commission, within ten (10) days after notice of such appointment.

Throughout Ms. Reyes' tenure, she has performed her Board duties and obligations with integrity, devotion, and superior leadership. Moreover, since July 15, 2020, pursuant to Section 23(c) of the Charter, Ms. Reyes has also been unanimously elected by the remaining members of the Board to serve as Chair of the Board.

Accordingly, pursuant to Section 23(b) of the Charter, the MPA staff respectfully requests the reappointment of Ms. Reyes as a member of the Board for a term of five (5) years, with said term expiring on the date of October 13, 2031.

RESOLUTION NO. 26-02

PURSUANT TO SECTION 23(B) OF THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS MAY BE AMENDED (“CHARTER”), A RESOLUTION REAPPOINTING MS. JAMI REYES AS A MEMBER OF THE BOARD OF THE DEPARTMENT OF OFF-STREET PARKING OF THE CITY OF MIAMI, FLORIDA A/K/A THE MIAMI PARKING AUTHORITY (“BOARD”) AND RECOMMENDING TO THE COMMISSION OF THE CITY OF MIAMI, FLORIDA (“COMMISSION”) THAT THE REAPPOINTMENT BE CONFIRMED FOR A TERM OF FIVE (5) YEARS FROM THE DATE OF COMMISSION AFFIRMATION, EXPIRING ON OCTOBER 13, 2031.

WHEREAS, the term of office for Ms. Jami Reyes, as a member of the Board of the Department Off-Street Parking of the City of Miami, Florida a/k/a the Miami Parking Authority ("Board") will expire unless her reappointment by the Board is confirmed by the Commission of the City of Miami, Florida ("Commission"); and

WHEREAS, pursuant to Section 23(b) of the Charter of the City of Miami, Florida, as may be amended (“Charter”), Ms. Reyes is eligible for reappointment by the remaining members of the Board for a term of five (5) years, subject to confirmation by the Commission within ten (10) days thereafter notice of such reappointment by the Board; and

WHEREAS, throughout Ms. Reyes’ tenure with the Board, she has performed her Board duties and obligations with integrity, devotion, and superior leadership; and

WHEREAS, since July 15, 2020, pursuant to Section 23(c) of the Charter, Ms. Reyes has also been unanimously elected by the remaining members of the Board to serve as Chair of the Board; and

WHEREAS, on September 9, 2026, the Board held a duly noticed public meeting and reappointed Ms. Reyes as a member of the Board, for a term of five (5) years; and

WHEREAS, the Board respectfully requests that the Commission confirm said reappointment of Ms. Reyes for a term of five (5) years, so that she may continue to serve as an invaluable asset to the Miami Parking Authority;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DEPARTMENT OF OFF-STREET PARKING OF THE CITY OF MIAMI, FLORIDA:

Section 1. Appointment as a Member of the Board of the Department of Off-Street Parking. Pursuant to Section 23(b) of the Charter, the Board hereby reappoints Ms. Jami Reyes as a member of the Board, for a term of five (5) years.

Section 2. Recommendation to the Commission. Pursuant to Section 23(b) of the Charter, the Board hereby recommends to the Commission that the reappointment of Ms. Jami Reyes, be confirmed, for the term of five (5) years from the date of Commission affirmation, with said term expiring on the date of October 13, 2031.

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

Thomas Jelke, Chairperson

ATTEST:

Monica Cuadra
Executive Administrative Assistant

Jami Reyes Bio

Jami Reyes is a seasoned strategic partnerships, business development, and communications executive with more than 20 years of experience in South Florida, with a career spanning construction, real estate development, public affairs, corporate communications, and community relations.

She currently serves as Vice President of Strategic Partnerships and Communications for a leading international general contractor with a significant presence in South Florida and the Caribbean. In this role, Jami leads strategic business development initiatives, cultivates relationships with clients and industry partners, and supports community and governmental relations for major construction and development projects throughout the region. She also oversees corporate communications for the U.S. and the Caribbean.

Prior to her current role, Jami worked in real estate development and began her South Florida career in public affairs and corporate communications, specializing in real estate, development, and community engagement. Her experience has provided her with a unique understanding of the intersection between private development, public infrastructure, government, and the communities they serve.

Jami has a longstanding commitment to civic and community service. Throughout her career, she has served in leadership roles with numerous South Florida organizations, including Habitat for Humanity of Greater Miami, the Urban Land Institute (ULI) Southeast Florida/Caribbean, the Latin Builders Association, the Builders Association of South Florida, the Coral Gables Chamber of Commerce, and the City of Miami Bond Oversight Board. She has also supported organizations including Kristi House, Voices for Children, Lotus House, and March of Dimes through volunteer and pro-bono community outreach efforts.

Jami's commitment to community service extends beyond South Florida through her role as an ambassador for a global corporate foundation supporting education, community development, and social impact initiatives throughout the Americas.

Honduran-born, Washington, D.C.-raised, and Miami-adopted, Jami has called South Florida home for more than two decades and remains deeply committed to the continued growth, connectivity, and vitality of the community.

Jami has served on the Miami Parking Authority Board since 2003.



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

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

SUBJECT: Approval of Expenditure for Lot 19 Beautification Project by Tropical Touch Gardens Center, Inc.

DATE: September 9, 2026

The Miami Parking Authority seeks MPA Board approval to expend capital funding for the improvement of Lot 19, Sections 1 through 6, located on Biscayne Boulevard between S.E. 1st Street and N.E. 5th Street, for the installation of landscaping, bonded rubber mulch, and removal and replacement of dead trees and stumps as outlined in the attached Quote Nos. 10020, 10021, 10022, 10023, 10024, and 10025, dated June 16, 2026, in the aggregate amount of \$151,822.50 ("Lot 19 Beautification Project"). MPA also requests approval of a fifteen percent (15%) contingency reserve to address unforeseen conditions that may arise during installation, resulting in a total amount not to exceed \$174,595.87.

Accordingly, the MPA seeks to amend its current Grounds Maintenance Services Agreement with Tropical Touch Gardens Center, Inc., effective July 1, 2025 ("Agreement"), to ensure that all materials, labor, supervision, equipment, installation, and associated services identified in the attached quotes are governed by and pursuant to the amended Agreement.

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

ESTIMATE

Tropical Touch Gardens Center
6951 SW 185th Way
Southwest Ranches, FL 33332-
1617

alezcano@tropicaltouchgarden.com
954-252-0562



Bill to

Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Ship to

Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Estimate details

Estimate no.: 10020
Estimate date: 06/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Royal Palm - I	Install Royal Palm to replace missing royal palms	5	\$3,500.00	\$17,500.00
2.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste.	14	\$694.50	\$9,723.00
3.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste	8	\$969.45	\$7,755.60

Total

\$34,978.60

Accepted date

Accepted by

ESTIMATE

Tropical Touch Gardens Center
6951 SW 185th Way
Southwest Ranches, FL 33332-
1617

alezcano@tropicaltouchgarden.com
954-252-0562



Bill to

Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Ship to

Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Estimate details

Estimate no.: 10021
Estimate date: 06/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Remove - I	Remove dead and stump removal	1	\$1,200.00	\$1,200.00
2.	Royal Palm - I	Install Royal Palm to replace missing royal palms	1	\$3,500.00	\$3,500.00
3.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste.	17	\$694.50	\$11,806.50
4.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste	10	\$969.45	\$9,694.50

Total

\$26,201.00

Accepted date

Accepted by

ESTIMATE

Tropical Touch Gardens Center
6951 SW 185th Way
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1617

alezcano@tropicaltouchgarden.com
954-252-0562



Bill to

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40 NW 3rd Street
Suite 1103
Miami, FL 33128

Ship to

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Suite 1103
Miami, FL 33128

Estimate details

Estimate no.: 10022
Estimate date: 06/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Remove - I	stump removal	1	\$300.00	\$300.00
2.	Royal Palm - I	Install Royal Palm to replace missing royal palms	2	\$3,500.00	\$7,000.00
3.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste.	19	\$694.50	\$13,195.50
4.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste	10	\$969.45	\$9,694.50

Total

\$30,190.00

Accepted date

Accepted by

ESTIMATE

Tropical Touch Gardens Center
6951 SW 185th Way
Southwest Ranches, FL 33332-1617

alezcano@tropicaltouchgarden.com
954-252-0562



Bill to
Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Ship to
Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Estimate details
Estimate no.: 10023
Estimate date: 06/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Royal Palm - I	Install Royal Palm to replace missing royal palms	1	\$3,500.00	\$3,500.00
2.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste.	23	\$694.50	\$15,973.50
3.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste	12	\$969.45	\$11,633.40

Total

\$31,106.90

Accepted date

Accepted by

ESTIMATE

Tropical Touch Gardens Center
6951 SW 185th Way
Southwest Ranches, FL 33332-1617

alezcano@tropicaltouchgarden.com
954-252-0562



Bill to
Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Ship to
Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Estimate details
Estimate no.: 10025
Estimate date: 06/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste.	11	\$694.50	\$7,639.50
2.	Installation - I	Install Bonded Rubber Mulch Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit Model: BROWN Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste	12	\$969.00	\$11,628.00

Total **\$19,267.50**

Tropical Touch Gardens Center
6951 SW 185th Way
Southwest Ranches, FL 33332-1617

TROPICAL TOUCH
garden center
www.tropicaltouch.com

Miami Parking Authority / MPA
40 NW 3rd Street
Suite 1103
Miami, FL 33128

Accepted by



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

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

SUBJECT: Procurement of a Kubota Compact Track Loader Model No. SVL75-3, Pursuant to State of Florida Contract No. 22100000-21-STC

DATE: September 9, 2026

The Miami Parking Authority proposes purchasing a new Kubota Compact Track Loader Model No. SVL75-3, pursuant to State Term Contract No. 22100000-21-STC between the State of Florida Department of Management Services and Florida Coast Equipment, LLC, as amended, effective from July 1, 2021, through June 30, 2027, and the attached Construction and Industrial Equipment Price Quote Form, dated July 15, 2026, in the amount of \$72,028.46.

Pursuant to Section 18-111 of the Code of the City of Miami, Florida, as amended, the MPA may purchase any necessary goods and/or services by utilizing contracts awarded by any federal, state, county, or municipal government or from any other governmental entity, state-funded institutions and not-for-profit organizations when such contracts are entered into pursuant to a competitive process in compliance with City laws, policies and procedures.

The track loader is essential to the MPA Maintenance Department for safely moving heavy materials and performing tasks such as bollard installation, excavation, debris removal, and emergency cleanup. The track loader will also reduce manual handling, improve employee safety, and allow staff to complete maintenance and emergency response work more efficiently.

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.

Construction and Industrial Equipment (22100000-21-STC)								
Price Quote Form (PQF)								
<i>Updated 9/7/2021</i>								
Instructions								
Contractor will need to fill in the fields that are in white. Please fill in the requested information as per the requirements of the state term contract.								
Contractor will need to refer to the Product Group Discount Sheet and/or applicable price sheet on the contract website to locate the applicable Discount %.								
For all Base Equipment and OEM and Non-OEM Options, Parts, Accessories, and Implements quoted on the PQF, the MSRP List must also be provided to the Customer.								
Please enter MSRP credits as a negative number or with parenthesis in front of the MSRP. The quantity should be a whole number. Example: \$1532 or (\$1532).								
If the Customer requests an OEM or Non-OEM Option, Part, Accessory, or Implement from a Group that is different than that of the Base Equipment, the Contractor must provide the Group number in the OEM or Non-OEM Option, Part, Accessory, or Implement Manufacturer/Brand and Description field. Example: If the Base Equipment requested is from Group 1 and the Customer is also requesting a loader which is only provided in Group 2, the Contractor should indicate "DMS 260 Loader (from Group 2)".								
Awarded Contractor Information								
Contractor Name:		Florida Coast Equipment						
Street Address:		357 Pike Rd						
City, State, Zip:		West Palm Beach, FL 33411						
Contact Person:		Casey Gifford		Title:		Government Sales		
Original Quote Date:		7/15/2026		Revised Quote Date:		Est. Delivery:		
Phone #'s:		Primary: 954-916-1020 ext 2241		Secondary:		786-930-0708		
Email Address:		cgifford@floridacoasteq.com						
Fax #:								
Requesting Customer Information								
Agency/Eligible User Name:		Miami Parking Authority						
Contact Person:		Jeffrey Medina		Title:		Senior Manager of Operations		
Phone #'s:		Primary: 305-373-6789 ext. 292		Secondary:				
Email Address:		jmedina@miamiparking.com						
Fax #:								
Secondary Contact for Customer (Optional)								
Contact Person:				Title:				
Phone #'s:		Primary:		Secondary:				
Email Address:								
Fax #:								
Group		Group Description			UNSPSC Commodity Code*		Manufacturer/Brand	
11		Compact Track and Multi-Terrain Loaders (Less Than 15,000 lbs. Operating Weight)			22101532		Kubota	
Base Equipment Model Number	Base Equipment Description	QTY	MSRP \$###,###.##	Base Equipment Discount % (see Product Group Discount Sheet)	Discount Dollar Amount Per Unit	Net Price Per Unit	Total Price	
SVL75-3HFWRC	15" Tracks, A/C Cab, Hyd QA Coupler, HF Hyd	1	\$ 90,328.00	23.35%	\$ 21,091.59	\$ 69,236.41	\$ 69,236.41	
OEM Item Model Number	OEM Option, Part, Accessory, or Implement Manufacturer/Brand and Description	QTY	MSRP \$###,###.##	OEM Discount % (see Product Group Discount Sheet)	Discount Dollar Amount Per Unit	Net Price Per Unit	Total Price	
AP-HD74LLC	74" Low Profile, Long Floor, Bolt-On Cutting Edge	1	\$ 2,820.00	5.00%	\$ 141.00	\$ 2,679.00	\$ 2,679.00	
S6763	Hose Stay Kit	1	\$ 119.00	5.00%	\$ 5.95	\$ 113.05	\$ 113.05	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
SUBTOTAL: OEM Options, Parts, Accessories, and Implements CONTINUED					\$ -	\$ -	\$ -	
TOTAL COST: OEM Options, Parts, Accessories, and Implements					\$ 146.95	\$ 2,792.05	\$ 2,792.05	
Non-OEM Item Model Number	Non-OEM Option, Part, Accessory, or Implement Manufacturer/Brand and Description	QTY	MSRP \$###,###.##	Non-OEM Discount % (see Product Group Discount Sheet)	Discount Dollar Amount Per Unit	Net Price Per Unit	Total Price	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
SUBTOTAL: Non-OEM Options, Parts, Accessories, and Implements CONTINUED					\$ -	\$ -	\$ -	
TOTAL COST: Non-OEM Options, Parts, Accessories, and Implements					\$ -	\$ -	\$ -	
Grand Total State Term Contract Price							\$ 72,028.46	
Contractor Comments:								
Customer Comments:								

*UNSPSC = United Nations Standard Products and Services Commodity Code. Refer to the Product Group Discount Sheet for the code(s) applicable to each Group.



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Approval of Electrical Services for Lot 18 by AD Electrical Contractor LLC

DATE: September 9, 2026

The Miami Parking Authority seeks MPA Board approval to expend funds for electrical services at Lot 18, located at 1320 N.W. 2nd Street, for the electrical conduit installation, related labor, supervision, tools, equipment, and materials as outlined in the attached Estimate No. 0206, dated August 17, 2026, from AD Electrical Contractor LLC (“AD Electrical”), in the amount of \$73,274.55, inclusive of a fifteen percent (15%) contingency fee.

The electrical work is required as a result of a nearby construction project that repeatedly severed the existing electrical power line serving Lot 18. A new connection point has since been identified requiring the installation of underground conduit to reconnect the parking lot to a new Florida Power & Light (“FPL”) vault. The MPA is currently coordinating with FPL and said construction project’s developer regarding the necessary work.

On February 7, 2024, the Board granted the MPA the authority to enter into an agreement with AD Electrical, pursuant to Request for Qualifications (“RFQ”) No. 23-15 for Electrical Services, which became effective on February 14, 2024 (“Agreement”). The MPA now seeks authorization to expend the necessary funds and proceed with the electrical work at Lot 18, while ensuring that all materials, labor, supervision, equipment, installation, and associated services identified in the attached estimate are governed by and pursuant to the Agreement.

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



AD ELECTRICAL CONTRACTOR LLC.

AD ELECTRICAL CONTRACTOR LLC.

☎ 786 273 5892

☎ 786 273 5892

adelectricalcontr@gmail.com

14324 SW 179TH LN
Miami Florida 33177

TO

MIAMI PARKING AUTHORITY

40 NW 3 St

MIAMI

FL 33128

jmedina@miamiparking.com

ESTIMATE

EST0206

DATE

Aug 17, 2026

TOTAL

USD \$63,717.00

DESCRIPTION	RATE	HOURS	AMOUNT
SCOPE OF WORK	\$442.00	46	\$20,332.00
- Project: Lot 18 – Conduit Installation via Directional Boring			
- Location: 1320 NW 2 Street, Miami, FL 33125			
- Work: Directional boring from the existing electrical service to the pole at the corner, installation of conduit, handholes, and conductors.			
1. General Description			
> Provide all labor, supervision, tools, equipment, and materials necessary to perform approximately 450 linear feet of directional boring from the existing electrical service to the pole located at the corner, including the installation of 3-inch conduit, three (3) handholes, and conductors through to the final connection point, in accordance with applicable plans, codes, and requirements.			
2. Included Work			
> Locate existing utilities using GPR scanning and utility marking prior to boring operations.			
> Perform directional boring along the full approximately 450-foot route from the service to the pole.			
> Furnish and install 3" PVC conduit throughout the entire			

bored route. Install three (2) handholes, including excavation, placement, leveling, and final installation.

> Install conductors through the conduit from the service to the pole.

> Complete final electrical terminations/connections at the service and at the pole, per plans and requirements.

> Concrete/asphalt restoration in areas affected by handhole installation and any disturbed surfaces.

> Provide MOT (Maintenance of Traffic) and required traffic control/signage.

> Coordinate and provide police/flagman services as required.

> Install all necessary accessories such as sweeps/elbows, fittings, connectors, pull tape, and seals as needed.

> Backfill and compact excavation points as required.

> Perform jobsite cleanup and dispose of debris generated by this work.

Price Breakdown:

2 - electricians / 4 - helpers-electricians

Directional Boring	\$40.00	450	\$18,000.00
Concrete restoration sidewalks	\$2,380.00	1	\$2,380.00
GPR service	\$1,960.00	1	\$1,960.00
Furnish and install electrical handhole	\$580.00	2	\$1,160.00
WIRE # 250 mcm THHN	\$8.87	1,500	\$13,305.00
Especial Equipment (10,000 lb Electric Cable Puller)	\$310.00	1	\$310.00
Engineering drawing	\$3,680.00	1	\$3,680.00
> Police Officer	\$85.00	8	\$680.00
MOT	\$660.00	1 Days	\$660.00
City Permits and Fees	\$1,250.00	1	\$1,250.00

TOTAL

USD \$63,717.00

Notes

* This estimate has been prepared based on NEC regulations prior to the development of formal construction plans. Once the project is submitted to the city for permitting and review, pricing may be adjusted if the city requires modifications to conduit size, conductor size, routing, or installation requirements due to distance or regulatory conditions. In such cases, only the material cost difference (conduit and/or cable) will be adjusted. Labor pricing will remain unchanged.

* This estimate is valid for 90 days from the date of issuance. If not accepted within this period, pricing is subject to review and adjustment.

Assumptions

* The work area, including fenced or restricted areas, will be accessible and available for construction operations during scheduled working hours.

* Utility locations and depths will be verified prior to boring operations.

* The final connection pole referenced in this estimate is the approved/designated pole located at the corner and authorized for this installation.

Exclusions

(Unless Specifically Noted in Contract Documents or Added by Change Order)

* Any additional work not directly related to the scope described above, including but not limited to new equipment, design revisions, unforeseen conditions, or scope expansions.



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

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Procurement of a Customized Ford F550 Water Truck - pursuant to a Cooperative Contract between the League of Oregon Cities and Unified Fleet Services, LLC

DATE: September 9, 2026

The Miami Parking Authority seeks the purchase of a 2027 Ford F550 vehicle, customized and outfitted with a pressure washer, flat bed, toolboxes, and necessary upgrades, pursuant to the attached Quote from Unified Fleet Services, LLC (“UFS”), dated August 18th, 2026, in the amount of \$139,677.21. The proposed water truck will be equipped with a 500-gallon tank and pressure-washing system to support the MPA’s routine cleaning and maintenance needs. It will be used to pressure-wash parking lots, clean sidewalks adjacent to MPA facilities, address pet-related waste and oil stains, and provide water to landscaped areas without irrigation systems. This water truck will enhance staff efficiency while helping provide clean, sanitary, and well-maintained facilities.

Pursuant to Section 18-113 of the Code of the City of Miami, Florida, the MPA is authorized to utilize cooperative purchasing agreements for the procurement of goods and/or services with other public entities. This purchase will be made pursuant to Master Price Agreement No. PS25890 between the League of Oregon Cities (“League”) and UFS, effective November 6th, 2025, as may be amended (“Contract”). The League, in cooperation with National Purchasing Partners, as defined therein the Contract, and its Government, Public Safety, and Law Enforcement Divisions, served as the lead agency for the competitive procurement process. The MPA staff has verified that the resulting Contract complies with applicable City laws, policies, and procedures.

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



UNIFIED
FLEET SERVICES

Prepared for: Miami Parking Authority, FL
September 3rd, 2026

Requested Vehicles & Pricing Options

Pricing is determined based on the order value, unless otherwise specified.

REQUESTED:

- Vehicle #1 – 2027 Ford F550 XL Diesel 2WD SuperCab 192" WB 84" CA with \$52,838.02 upfit - pressure washer, flat bed, toolboxes, payload plus upgrade package (68H)
 - Vehicle
 - \$67,099
 - 2027 model-year upgrade — \$2,100.00
 - Limited-slip axle — \$393.03
 - High-capacity trailer tow package — \$577.10
 - Payload Plus package — \$1,149.23
 - Backup camera prep kit — \$512.43
 - Upfit
 - \$8,800 Flatbed
 - \$1,760 (two toolboxes)
 - \$42,278.02 Hotsy – Low-pressure watering system
 - Transportation
 - \$2,000
 - NPP Fee
 - \$2,398.74
 - UFS Sourcing and Service Fee
 - \$15,591.78

FINANCE OPTIONS

Vehicle #1: 2027 Ford F550 XL Diesel 2WD SuperCab 192" WB 84" CA with \$52,838.02 upfit - pressure washer, flat bed, toolboxes, payload plus upgrade package (68H)

Cash Purchase

One Time - 1 payment of \$139,927.32

- 1) Interest rates and pricing assume a minimum of \$100,000 in financed vehicles/equipment. Final payments and interest rates may vary based on total financed amount.
- 2) Procurement Compliance: Vehicles and services described in this proposal through NPPGov Master Price Agreement No. PS25890, awarded by the League of Oregon Cities following competitive solicitation RFP No. 2545. Subject to completion of any locally required approvals or cooperative purchasing agreement, this procurement relies upon the contract's competitively solicited terms to satisfy the Client's applicable competitive procurement requirements.
- 3) Final pricing may be reduced based on actual transportation costs and any other cost savings realized before delivery.
- 4) The offered finance options are tax exempt.
- 5) If applicable, equipment pricing quoted is based on upfitter's best estimate. Final pricing is determined after all equipment is ordered and labor for installation is completed. Once financing is finalized, any variance in final equipment price must be paid in full by the client. Please budget accordingly.
- 6) The financing options listed above indicate whether pricing is based on order pricing or off-the-lot pricing. Order pricing is typically more cost-effective but requires factory lead time (generally 2–6 months, but may vary based on availability and market conditions). Off-the-lot pricing reflects vehicles sourced from dealer inventory for faster delivery and may result in higher payments. A revised proposal can be provided upon request.
- 7) The financing options listed above are valid for 30 days.
- 8) Financing options represent per-vehicle pricing.

Next Steps

1. Complete and return the Acceptance Form below to UFS.
2. Complete and return the Credit Application provided by UFS.
3. UFS submits to Bank for underwriting and approval.
4. Bank issues lease documents through E-Sign. Customer must verify the date the resolution was adopted.
5. Customer/Insurance Agent must provide proof of insurance to Bank/UFS.
6. Once items 1-5 are completed, vehicle delivery is scheduled.

Acceptance

[] I have reviewed the attached Terms and Conditions and request Unified Fleet Services to pursue underwriting and approval of a commitment for the described lease agreement with the following quantities: _____

Accepted this ____ day of _____, 2026

(Entity Name)

Federal Tax ID#: _____

By: _____

Printed Name: _____

Title: _____

Authorization: Lessee acknowledges and agrees that Lessor may furnish all Lessee presented information, financials, analysis, and related credit and review materials to its employees, counsel, and agents as well as its participants and assigns. Lessee authorizes Lessor to contact Lessor' funding partners, and all trade suppliers and other references of Lessee, and to order any and all credit checks and investigative reports, all as Lessor deems necessary in connection with the evaluation of the transaction.

Confidentiality: Except as required by law, the proposal and its terms and conditions will not be disclosed publicly or privately except to those individuals who are your officers, employees or advisors who have a need to know because of being involved in the proposed financing. The foregoing confidentiality provisions shall not apply to the disclosure of the federal income tax structure or treatment of the proposed financing.

Additional Terms

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.
- Client-Owned Equity: UFS leases are structured so that the client retains 100% ownership from the start and retains 100% of the equity proceeds from sale. Vehicles are sold through high-efficiency channels to maximize value.
- Profit Return: All net proceeds from vehicle sales, after applicable closing costs, are returned to the client. This differs from traditional fleet services that retain resale profits. Proceeds may be returned as a check to the client, credit on account or applied to existing lease principal balance.
- Early Termination: Clients may exit early simply by paying the stated payoff amount on the lease. No additional administrative fees apply. Traditional rule of 78s does not apply.
- Liquidation Fees: The greater of \$500 or 10% of the vehicle's sales value — will apply to cover resale costs. Liquidation fees apply if Unified liquidates the equipment and it is NOT replaced with new leased vehicles or equipment or if existing surplus equipment is liquidated by Unified. There is no obligation to use Unified to liquidate vehicles.
- Renewal Options: Clients may renew, purchase the vehicle, or initiate a replacement lease. UFS can advise on the best timing based on projected equity and market trends.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to Unified Fleet Services, LLC and their assignees, financial partners and related and the transaction funded on ALL proposals within 30 days of this proposal. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligor or its assignees, then Obligor or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. Should there be a significant change in market rates at any time prior to funding of the transaction, Unified Fleet Services, LLC and their assignees and partners reserves the right to adjust the Interest Rate quoted above.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.



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

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

SUBJECT: Procurement of Automated Curb Management Services - pursuant to Sourcewell Cooperative Contract No. 120423-AUTOM with Automotus Inc.

DATE: September 9, 2026

The Miami Parking Authority seeks MPA Board approval to enter into an agreement with Automotus Inc. ("Automotus"), utilizing Sourcewell Cooperative Contract No. 120423-AUTOM, for the continued deployment and operation of the MPA Smart Loading Zone ("SLZ") and traffic lane enforcement programs ("Agreement"). The Automotus platform uses artificial intelligence, computer vision, and automated license plate recognition technology to monitor curb activity, automate SLZ payments, improve commercial loading compliance, reduce double parking, and identify vehicles stopped or parked in active travel lanes and bicycle lanes for enforcement.

Pursuant to Section 18-113 of the Code of the City of Miami, Florida, as may be amended, the MPA is authorized to participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of any goods or services with one or more public entities.

MPA initially partnered with Automotus for a pilot that implemented camera-based curb-management technology in Downtown Miami and Brickell. The pilot demonstrated the system's effectiveness in real-world conditions, improving loading efficiency, compliance, and traffic safety. Given these results and MPA's commitment to better curb management, traffic flow, and parking compliance, staff recommends extending and expanding the program. As per the attached quote, MPA will deploy 50 cameras at a cost of \$2,175.00 per camera per month, plus an annual platform license fee of \$49,500.00, for an estimated fixed annual cost of \$1,354,500.00. The Agreement's initial term is for thirty-six (36) months, with two (2) one (1) year options to renew. All program costs incurred by MPA will be reimbursed by the City of Miami pursuant to a Memorandum of Understanding ("MOU").

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 goods and/or 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.



Sourcewell Quote for Miami Parking Authority

Smart Loading Zones with Invoicing and Automated Enforcement

[Automotus Sourcewell Contract #120423-AUTOM](#)

Prepared for:

Angel Diaz, Chief Operating Officer
Adiaz@miamiparking.com

Date:

April 9, 2026

Angel,

On the following page, we have outlined our proposed pricing for MPA, consistent with the pricing included in our existing Sourcewell contract.

We look forward to discussing with you which approach will best suit MPA's needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Justus', is placed above the printed name.

Jordan Justus, Chief Executive Officer
[automotus.ai](#) | 805-504-5750 | jordan@automotus.co

Pricing Summary

Software and Hardware Fees	Commercial Model
	Subscription
CurbSuite Platform Annual License Fee	\$49,500/year
CurbSight Software Fee per Camera including DMV processing for up to 6,250 annual notices (excluding warning notices) per camera calculated in aggregate	\$2,175/camera/month
Usage Based Fees	
DMV Look-Up & Notice Fee – \$3.00 per validated enforcement or invoice notice exceeding the included annual per-camera volume (6,250 notices per activated camera, calculated in aggregate), excluding warning notices.	\$3.00 per notice
CurbPass Automated End User Payments	3% of wallet load amount with a minimum of \$0.50 per wallet load transaction

Special Terms and Conditions

- Camera Deployment Plan**
 Up to 50 cameras will be installed in year 1. After year 1 evaluation, future camera installations will be evaluated on an ongoing basis. Cameras may be deployed to automate smart loading zone payments and/or enforce no stopping, bike lane, bus lane, loading violations, as well as any other mutually agreed upon use case.
- Contract Length**
 36 months, with two 12-month renewal terms
- Warning Period**
 Warning Period will not exceed 6 weeks
- Camera Relocation**
 If Client desires to relocate one or more cameras, Automotus and Client shall mutually agree upon the new installation location(s). Following such agreement, Client may elect to manage the uninstallation and reinstallation process at its own expense, in which case it assumes liability for any damage to the cameras. Alternatively, Client may elect to engage Automotus to manage the installation process for a reinstallation fee equal to

\$1,250 per relocated camera plus a service charge of \$2,500 per batch of relocations. For example, if one camera is relocated the fee would be \$3,750; if three cameras are relocated the fee would be \$6,250. If a redesign of the street or roadway (or any similar event) results in an installed camera, in the reasonable discretion of Automotus, either (i) being unusable or (ii) significantly hindering the utility of such camera in the installed location, the same fees shall apply. Client acknowledges and agrees that the service charge will be applied once to each relocation request, irrespective of the number of cameras included in that relocation request.



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

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

SUBJECT: Procurement of Micro Transit On-Demand Services - pursuant to Term Contract No. 102-24 between the City of Plantation and Beefree, LLC d/b/a Freebee

DATE: September 9, 2026

The Miami Parking Authority proposes to continue offering micro transit on-demand services, in the Coconut Grove Business District, pursuant to the attached Proposal, dated August 25, 2026, from Beefree, LLC d/b/a Freebee ("Freebee") for a total annual program cost of \$189,000.00. Pursuant to Section 18-111 of the Code of the City of Miami, Florida, the MPA may piggyback onto current contracts of other governmental entities when such contracts are entered into pursuant to a competitive process in compliance with City laws, policies and procedures. The proposed services will be governed by the Micro Transit Program – Term Contract No. 102-24 between the City of Plantation, a Florida municipal corporation ("Plantation"), and Freebee, a Florida limited liability company, effective May 2nd, 2025 through May 1st, 2030.

The MPA respectfully requests authority to enter into a services agreement with Freebee for the Coconut Grove Business District, pursuant to the terms and conditions of the Contract between Plantation and Freebee, for an initial one-year program period. At the conclusion of the initial one-year period, MPA staff will evaluate the program's performance, utilization, costs, and overall effectiveness and determine whether it is in the MPA's best interest to continue the services for an additional year. The Proposal also provides MPA with discounted, grandfathered pricing.

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.



2312 N. Miami Ave.
Miami, FL 33127
T 305.330.9450
F 305.290.3363
info@ridefreebee.com
ridefreebee.com

August 25th, 2026

Dear Miami Parking Authority Board Members:

Freebee is proud to present this proposal to continue our longstanding partnership with the Miami Parking Authority and build upon the success of the Coconut Grove circulator program. Since the program's inception, **Freebee has transported more than 120,000 passengers**, creating a convenient and reliable connection between MPA's Regatta Parking Garage and destinations throughout Coconut Grove's central business district.

The proposed extension will continue this successful service utilizing **two Volkswagen ID. Buzz electric vehicles**, operating as a flex-route circulator between the Regatta Parking Garage and the Coconut Grove central business district. The goal remains to make it easier and more convenient for residents, employees and visitors to utilize the Regatta Garage by providing a seamless connection from their parked vehicle to restaurants, businesses, shopping, entertainment and other destinations throughout the Grove.

Proposed Service

Vehicles: 2 Volkswagen ID. Buzz Electric Vehicles

Hours of Operation:

Sunday–Thursday: 10:00 AM–10:00 PM

Friday–Saturday: 10:00 AM–12:00 AM

Monthly Cost per Vehicle: \$7,875

Annual Cost per Vehicle: \$94,500

Total Annual Program Cost: \$189,000

The new agreement will be established through a piggyback of the competitively procured **City of Plantation RFP**, while preserving significantly discounted, grandfathered pricing for MPA. The rate established through the piggyback agreement is **\$36.63 per vehicle service hour**, while MPA's proposed pricing is equivalent to approximately **\$26 per vehicle service hour—nearly 30% below the competitively procured rate.**

Freebee is extending this preferred pricing in recognition of our longstanding relationship with MPA and our commitment to the continued success of the Coconut Grove program. At \$189,000 annually, MPA receives a completely turnkey transportation service with no separate investment required for vehicles, drivers, technology, insurance, maintenance or operational infrastructure.

The annual program cost includes:

- Professional Drivers / Ambassadors
- Fully Equipped Electric Vehicles
- App Development, Maintenance & Licensing
- Hiring, Training & Scheduling
- Program Oversight & Performance Management
- Live Data Integration & Reporting
- Vehicle Maintenance & Cleaning

- Comprehensive Insurance Coverage
- Marketing, Public Relations & Community Outreach
- Transportation Planning & Service Design
- Miscellaneous Operating Supplies

Under the proposed agreement, Freebee will retain **100% of advertising revenue generated through the program**, which has been factored into the preferred pricing being extended to MPA.

Most importantly, this is a program with a demonstrated history of success. **More than 120,000 passengers have already utilized the service**, and we expect continued ridership growth as Coconut Grove continues to evolve and attract additional residents, businesses and visitors. Each trip also helps maximize the value of MPA's investment in the Regatta Parking Garage by making the facility more accessible and convenient to the broader Coconut Grove district.

Freebee is incredibly proud of what we have built together with the Miami Parking Authority. We view ourselves as much more than a transportation vendor—we are a committed partner to MPA and the Coconut Grove community, continually working to improve the service, increase ridership and maximize the value of MPA's investment.

Sincerely,



Jason Spiegel
Managing Director



OPERATIONS REPORT

Monthly performance snapshot

JUNE
2026

ON-STREET REVENUE

\$3,948,333

Budget: \$3,285,416

MOBILE APP REVENUE

\$3,971,076

99% of revenue | 856,629 transactions

CITATIONS ISSUED

24,764

Enforcement activity

ON-STREET

Metric	Actuals	Budget
On-Street Revenue	\$3,948,333	\$3,285,416
Total Number of PAD's	65	
Total Number of On-Street Spaces Citywide	13,307	

MOBILE APPS

\$3,971,076

Revenue

856,629 transactions

99% of revenue

ENFORCEMENT

24,764 citations issued

\$488,599 generated for the City of Miami

\$249,717 generated for Miami-Dade County

OFF-STREET

Metric	Actuals	Budget
Parking Garages Revenue	\$1,044,091	\$887,550
Parking Lots Revenue	\$1,153,411	\$909,585

Facilities	Monthly Customers	Transient Customers
Garage 1	1,206	17,071
Garage 3	1,457	23,098
Garage 4	1,112	9,878
Garage 5	317	12,805
Lots	1,735	
Lot 18		10,005
Lot 71		11,676

13

Garages managed/owned by MPA

67

Lots managed/owned by MPA

33,182

Off-Street spaces

COMMUNITY PARTNERSHIPS

Board of Directors | June and July performance | FY 2025-26 compared with FY 2024-25

DORAL

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
June	\$84,736	\$139,367	+64.5%	1,820	2,362	+29.8%
July	\$81,356	\$141,272	+73.6%	1,929	2,347	+21.7%

Board takeaway: Strong year-over-year growth in revenue and citation activity, supported by **additional parking spaces added to the managed inventory**.

VILLAGE OF PALMETTO BAY

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
June	N/A	\$9,104	N/A	N/A	155	N/A
July	N/A	\$9,224	N/A	N/A	137	N/A

Board takeaway: Partnership activity generated **\$18,328** in revenue and **292 citations** across June and July, with **enforcement activity continuing to grow** as operations mature.

MIAMI-DADE COUNTY PARKS

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
June	\$942,806	\$876,309	-7.1%	2,945	4,258	+44.6%
July	\$857,474	\$812,484	-5.2%	3,046	3,199	+5.0%

Board takeaway: Gross parking revenue was impacted by **space closures** and a shift toward **increased monthly permit sales**, which are **not recorded in gross parking revenue**. Citation activity increased in both months.

Note: Palmetto Bay FY 2024-25 comparison data was not available in the provided report.

CITY OF MIAMI PARKING PROGRAMS KPI UPDATE

Business Unit Focus | June 1 – September 1, 2026

SMART LOADING ZONES (SMLZ)

19 LOCATIONS
20 CAMERAS

ACTIVE PERMITS
33
23.1% Approval Rate

SMLZ LOCATIONS
19
Total Locations

TOTAL ACTIONS
7,988
All enforcement actions (issued, pending, voided)

TOTAL REVENUE (ISSUED ONLY)

Clerk of Courts (1/3)	City of Miami (2/3)
\$71,011.00 (33.33%)	\$142,022.00 (66.67%)
TOTAL: \$213,033.00	

TRAFFIC LANE CAMERAS (TLC)

11 LOCATIONS
17 CAMERAS

TLC LOCATIONS
11
Unique Locations

TOTAL CAMERAS
17
Camera Entries

TOTAL ENFORCEMENT ACTIONS
5,481
Through Sept 1, 2026

TOTAL REVENUE (ISSUED ONLY)

Clerk of Courts (1/3)	City of Miami (2/3)
\$58,909.67 (33.33%)	\$117,819.33 (66.67%)
TOTAL: \$176,729.00	

ENFORCEMENT SUMMARY (THROUGH SEPTEMBER 1, 2026)

4,607 ISSUED
57.6% of all actions resulted in citations

3,374 VOIDED
42.3% of all actions were voided

7 PENDING
0.1% of all actions are pending

7,988 TOTAL ACTIONS
All enforcement actions (issued, pending, voided)

ENFORCEMENT SUMMARY (THROUGH SEPTEMBER 1, 2026)

2,311 ISSUED
42.2% of all actions resulted in citations

3,170 VOIDED
57.8% of all actions were voided

0 PENDING
0.0% of all actions are pending

5,481 TOTAL ACTIONS
All enforcement actions (issued, pending, voided)

Smart Loading Zones account for 4,607 issued citations (66.6%) of all enforcement actions.

Unpermitted Vehicle citations represent 55.4% of all issued citations in this business unit.

Top 5 locations account for 72.6% of issued citations in this business unit.

Traffic Lane Cameras account for 2,311 issued citations (33.4%) of all enforcement actions.

Obstructing Traffic citations represent 59.0% of all issued citations in this business unit.

Top 5 locations account for 34.5% of issued citations in this business unit.

TOTAL ENFORCEMENT ACTIONS (ALL PROGRAMS)

6,918 ISSUED
51.4%

6,544 VOIDED
48.6%

7 PENDING
0.1%

13,469 TOTAL ACTIONS
100%

TOTAL ISSUED CITATIONS (ALL PROGRAMS)

SMLZ (4,607) + TLC (2,311)
= 6,918
TOTAL ISSUED CITATIONS

TOTAL REVENUE (ISSUED ONLY) – ALL PROGRAMS

\$389,762.00
TOTAL GROSS REVENUE

Clerk of Courts (1/3)	City of Miami (2/3)
\$129,920.67 (33.33%)	\$259,841.33 (66.67%)

NOTE: Pending citations are included in Total Actions and Avg/Day (Total Activity) to better reflect current enforcement activity. Pending citations have not yet reached final disposition and may ultimately result in either ISSUED or VOIDED citations. Revenue and confirmed citation performance are based on ISSUED CITATIONS ONLY. Some pending citations may result in voids.

FEE SCHEDULE (UNIT FEE)

Unpermitted Vehicle	\$36	Obstructing Traffic	\$124
Bike Lane	\$46	Unpaid Invoice	\$36
Dwell Time	\$36	No Stopping	\$46

REVENUE SPLIT

Clerk of Courts	City of Miami
1/3 (33.33%)	2/3 (66.67%)

DATA THROUGH
SEPTEMBER 1, 2026

REVENUE SPLIT: Clerk of Courts 1/3 | City of Miami 2/3 | Data through September 1, 2026



OPERATIONS REPORT

Monthly performance snapshot

JULY
2026

ON-STREET REVENUE \$4,103,784 Budget: \$3,387,059	MOBILE APP REVENUE \$4,168,491 99% of revenue 886,679 transactions	CITATIONS ISSUED 29,498 Enforcement activity
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ON-STREET

Metric	Actuals	Budget
On-Street Revenue	\$4,103,784	\$3,387,059
Total Number of PAD's	65	
Total Number of On-Street Spaces Citywide	13,307	

MOBILE APPS \$4,168,491 Revenue 886,679 transactions 99% of revenue	ENFORCEMENT 29,498 citations issued \$547,134 generated for the City of Miami \$278,844 generated for Miami-Dade County
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OFF-STREET

Metric	Actuals	Budget
Parking Garages Revenue	\$1,055,916	\$850,426
Parking Lots Revenue	\$776,642	\$974,202

Facilities	Monthly Customers	Transient Customers
Garage 1	1,173	12,289
Garage 3	1,460	16,467
Garage 4	1,095	8,468
Garage 5	339	11,536
Lots	1,691	
Lot 18		9,794
Lot 71		11,189

13 Garages managed/owned by MPA	67 Lots managed/owned by MPA	33,182 Off-Street spaces
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COMMUNITY PARTNERSHIPS

Board of Directors | June and July performance | FY 2025-26 compared with FY 2024-25

DORAL

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
June	\$84,736	\$139,367	+64.5%	1,820	2,362	+29.8%
July	\$81,356	\$141,272	+73.6%	1,929	2,347	+21.7%

Board takeaway: Strong year-over-year growth in revenue and citation activity, supported by additional parking spaces added to the managed inventory.

VILLAGE OF PALMETTO BAY

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
June	N/A	\$9,104	N/A	N/A	155	N/A
July	N/A	\$9,224	N/A	N/A	137	N/A

Board takeaway: Partnership activity generated \$18,328 in revenue and 292 citations across June and July, with enforcement activity continuing to grow as operations mature.

MIAMI-DADE COUNTY PARKS

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
June	\$942,806	\$876,309	-7.1%	2,945	4,258	+44.6%
July	\$857,474	\$812,484	-5.2%	3,046	3,199	+5.0%

Board takeaway: Gross parking revenue was impacted by space closures and a shift toward increased monthly permit sales, which are not recorded in gross parking revenue. Citation activity increased in both months.

Note: Palmetto Bay FY 2024-25 comparison data was not available in the provided report.

CITY OF MIAMI PARKING PROGRAMS KPI UPDATE

Business Unit Focus | June 1 – September 1, 2026



SMART LOADING ZONES (SMLZ)

19
LOCATIONS

20
CAMERAS



ACTIVE PERMITS

33

23.1%
Approval Rate



SMLZ LOCATIONS

19

Total Locations



TOTAL ACTIONS

7,988

All enforcement actions
(issued, pending, voided)

TOTAL REVENUE (ISSUED ONLY)

Clerk of Courts (1/3)

\$71,011.00

(33.33%)

City of Miami (2/3)

\$142,022.00

(66.67%)

TOTAL: \$213,033.00



TRAFFIC LANE CAMERAS (TLC)

11
LOCATIONS

17
CAMERAS



TLC LOCATIONS

11

Unique Locations



TOTAL CAMERAS

17

Camera Entries



TOTAL ENFORCEMENT
ACTIONS

5,481

Through Sept 1, 2026

TOTAL REVENUE (ISSUED ONLY)

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(33.33%)

City of Miami (2/3)

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City of Miami
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DATA THROUGH
SEPTEMBER 1, 2026

REVENUE SPLIT: Clerk of Courts 1/3 | City of Miami 2/3 | Data through September 1, 2026