OFF-STREET PARKING BOARD AGENDAS

for

FINANCE COMMITTEE MEETING

and

MONTHLY BOARD MEETING

WEDNESDAY, OCTOBER 7, 2026

OFF-STREET PARKING BOARD
FINANCE COMMITTEE MEETING
AGENDA

WEDNESDAY, OCTOBER 7, 2026

8:00 A. M.

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

October 7, 2026 **8:00 a.m.** **40 N.W. 3rd St., Suite 1103**

1. August 2026 Financial Statements

   A. Miami Parking Authority
   B. Knight Center Garage

2. Bank Reconciliations (August 2026)

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

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

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 August 31, 2026

DATE: October 7, 2026

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

AA:md

Attachment

40 NW 3rd St, Suite 1103
Miami FL 33128
miamiparking.com
T 305.373.6789
F 305.371.9451

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Eleven Months ended August 31, 2026

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%
Operating Revenue	65,048,870	59,331,132	59,753,663	5,295,207	8.9	5,717,738	9.6
Direct Operating Expenses	27,636,533	28,244,185	26,754,895	(881,638)	(3.3)	607,652	2.2
Operating Results	**37,412,337**	**31,086,947**	**32,998,768**	**4,413,569**	**13.4**	**6,325,390**	**20.3**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,909,804)	(3,300,000)	(2,948,302)	38,498	1.3	390,196	11.8
Interest Income	750,524	146,663	1,888,486	(1,137,962)	60.3	603,861	(411.7)
Lower of Cost of Market - Investments	(367,408)	-	152,867	(520,275)	340.3	(367,408)	-
Gain (Loss) on Disposal Property	80,306	-	66,759	13,547	(20.3)	80,306	-
Interest Expense	(1,157,943)	(1,132,593)	(1,227,243)	69,300	5.6	(25,350)	(2.2)
Budgeted Reserves	22,775	-	-	22,775	-	22,775	-
Net Revenue In Excess of Expenses	**33,830,787**	**26,801,017**	**30,931,335**	**2,899,452**	**9.4**	**7,029,770**	**26.2**

The above summary represents the financial performance of the agency for the (11) months ended August 31, 2026 based on the reporting requirements of Ordinance No. 11719.

Alejandra Argudin (Sep 30, 2026 16:41:34 EDT)

ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

Mirtha Dziedzic

MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary

For the Month Ended August 31, 2026

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%
Operating Revenue	5,932,606	4,867,481	5,373,227	559,379	10.4	1,065,125	21.9
Direct Operating Expenses	2,499,844	2,489,211	2,334,026	(165,818)	(7.1)	(10,633)	(0.4)
Operating Results	**3,432,762**	**2,378,270**	**3,039,201**	**393,561**	**12.9**	**1,054,492**	**44.3**
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(279,416)	(300,000)	(259,981)	(19,435)	7.5	20,584	6.9
Interest Income	132,252	13,333	202,470	(70,218)	(34.7)	118,919	(891.9)
Lower of Cost of Market - Investments	(23,165)	-	112,588	(135,753)	(120.6)	(23,165)	-
Gain (Loss) on Disposal Property	7,406	-	-	7,406	-	7,406	-
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	(2.2)
Budgeted Reserves	4,909	-	-	4,909	-	4,909	-
Net Revenue In Excess of Expenses	**3,169,480**	**1,988,640**	**2,982,710**	**186,770**	**6.3**	**1,180,840**	**59.4**

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses

For the Eleven Months ended August 31, 2026

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%
Operating Revenue							
Off-Street Facilities	7,585,621	7,139,769	6,853,980	731,641	10.7	445,852	6.2
Parking Lots	10,891,678	10,722,092	10,530,334	361,344	3.4	169,586	1.6
On-Street	44,038,783	39,347,736	39,930,913	4,107,870	10.3	4,691,047	11.9
Management Fees	1,426,628	929,872	1,314,683	111,945	8.5	496,756	53.4
Other	1,106,160	1,191,663	1,123,753	(17,593)	(1.6)	(85,503)	(7.2)
Total Operating Revenue	**65,048,870**	**59,331,132**	**59,753,663**	**5,295,207**	**8.9**	**5,717,738**	**9.6**
Operating Expenses							
Salaries, Wages & Fringe Benefits	10,915,437	11,869,132	10,406,740	(508,697)	(4.9)	953,695	8.0
Repairs, Maintenance, Cleaning & Landscape	2,296,207	2,421,006	2,347,303	51,096	2.2	124,799	5.2
Security	1,710,597	1,748,266	1,625,879	(84,718)	(5.2)	37,669	2.2
Utilities	613,147	658,425	690,729	77,582	11.2	45,278	6.9
Insurance	1,409,301	1,378,014	1,551,270	141,969	9.2	(31,287)	(2.3)
Rental - Building/Land/Auto	543,883	642,366	436,535	(107,348)	(24.6)	98,483	15.3
Assessment Expenses	960,233	925,867	879,071	(81,162)	(9.2)	(34,366)	(3.7)
Revenue Sharing	2,694,527	2,483,754	2,555,724	(138,803)	(5.4)	(210,773)	(8.5)
Parking Meter Parts & Installation	21,532	92,776	55,227	33,695	61.0	71,244	76.8
Professional - Audit	124,586	168,564	124,586	-	-	43,978	26.1
Professional - Legal Services	107,822	116,875	107,822	-	-	9,053	7.7
Professional - Other	726,712	644,477	863,143	136,431	15.8	(82,235)	(12.8)
Professional - Pay and Display Fees	101,949	129,466	129,184	27,235	21.1	27,517	21.3
Bank Charges	3,547,593	3,045,031	3,170,798	(376,795)	(11.9)	(502,562)	(16.5)
Supplies & Miscellaneous	811,160	800,733	701,855	(109,305)	(15.6)	(10,427)	(1.3)
Other Expenses	400,847	395,729	439,812	38,965	8.9	(5,118)	(1.3)
Advertising & Promotion	651,000	723,704	669,218	18,218	2.7	72,704	10.0
Total Operating Expenses	**27,636,533**	**28,244,185**	**26,754,896**	**(881,637)**	**(3.3)**	**607,652**	**2.2**
Operating Results Before Depr & Amort	**37,412,337**	**31,086,947**	**32,998,767**	**4,413,570**	**13.4**	**6,325,390**	**20.3**
Depreciation & Amortization	(2,909,804)	(3,300,000)	(2,948,302)	38,498	1.3	390,196	11.8
Operating Results	**34,502,533**	**27,786,947**	**30,050,465**	**4,452,068**	**14.8**	**6,715,586**	**24.2**
Non-Operating Revenues (Expenses):							
Interest Income	750,524	146,663	1,888,486	(1,137,962)	(60.3)	603,861	411.7
Lower of Cost of Market - Investments	(367,408)	-	152,867	(520,275)	(340.3)	(367,408)	-
Gain (Loss) on Disposal Property	80,306	-	66,759	13,547	20.3	80,306	-
Interest Expense	(1,157,943)	(1,132,593)	(1,227,243)	69,300	(5.6)	(25,350)	2.2
Budgeted Reserves	22,775	-	-	22,775	-	22,775	-
Total Non-Operating	(671,746)	(985,930)	880,869	(1,552,615)	(176.3)	314,184	(31.9)
Net Revenue In Excess of Expenses	**33,830,787**	**26,801,017**	**30,931,334**	**2,899,453**	**9.4**	**7,029,770**	**26.2**

MIAMI PARKING AUTHORITY

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

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%	Note(s)
Operating Revenue								
Off-Street Facilities	686,816	594,867	573,731	113,085	19.7	91,949	15.5	
Parking Lots	912,744	851,438	868,317	44,427	5.1	61,306	7.2	
On-Street	4,113,213	3,243,669	3,713,226	399,987	10.8	869,544	26.8	
Management Fees	133,471	69,174	106,722	26,749	25.1	64,297	92.9	
Other	86,362	108,333	111,231	(24,869)	(22.4)	(21,971)	(20.3)	
Total Operating Revenue	**5,932,606**	**4,867,481**	**5,373,227**	**559,379**	**10.4**	**1,065,125**	**21.9**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	1,000,183	1,079,012	932,473	(67,710)	(7.3)	78,829	7.3	
Repairs, Maintenance, Cleaning & Landscape	255,269	226,159	202,200	(53,069)	(26.2)	(29,110)	(12.9)	1
Security	162,166	154,211	137,649	(24,517)	(17.8)	(7,955)	(5.2)	
Utilities	59,238	57,045	55,154	(4,084)	(7.4)	(2,193)	(3.8)	
Insurance	132,739	125,274	136,385	3,646	2.7	(7,465)	(6.0)	
Rental - Building/Land/Auto	55,043	62,746	40,341	(14,702)	(36.4)	7,703	12.3	
Assessment Expenses	90,063	81,787	80,641	(9,422)	(11.7)	(8,276)	(10.1)	
Revenue Sharing	231,336	210,390	191,208	(40,128)	(21.0)	(20,946)	(10.0)	2
Parking Meter Parts & Installation	1,517	8,724	2,759	1,242	45.0	7,207	82.6	
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	71,625	64,764	74,727	3,102	4.2	(6,861)	(10.6)	
Professional - Technology Fees	2,535	7,326	9,643	7,108	73.7	4,791	65.4	
Bank Charges	262,004	234,844	303,731	41,727	13.7	(27,160)	(11.6)	3
Supplies & Miscellaneous	54,425	49,157	60,175	5,750	9.6	(5,268)	(10.7)	
Other Expenses	47,900	40,083	27,313	(20,587)	(75.4)	(7,817)	(19.5)	
Advertising & Promotion	52,673	61,740	58,499	5,826	10.0	9,067	14.7	
Total Operating Expenses	**2,499,844**	**2,489,211**	**2,334,026**	**(165,818)**	**(7.1)**	**(10,633)**	**(0.4)**	
Operating Results Before Depr & Amort	**3,432,762**	**2,378,270**	**3,039,201**	**393,561**	**12.9**	**1,054,492**	**44.3**	
Depreciation & Amortization	(279,416)	(300,000)	(259,981)	(19,435)	(7.5)	20,584	(6.9)	
Operating Results	**3,153,346**	**2,078,270**	**2,779,220**	**374,126**	**13.5**	**1,075,076**	**51.7**	
Non-Operating Revenues (Expenses):								
Interest Income	132,252	13,333	202,470	(70,218)	34.7	118,919	891.9	
Lower of Cost or Market - Investments	(23,165)	-	112,588	(135,753)	120.6	(23,165)	-	
Gain (Loss) on Disposal Property	7,406	-	-	7,406	-	7,406	-	
Interest Expense	(105,268)	(102,963)	(111,568)	6,300	(5.6)	(2,305)	2.2	
Budgeted Reserves	4,909	-	-	4,909	-	4,909	-	
Total Non-Operating	16,134	(89,630)	203,490	(187,356)	(92.1)	105,764	(118.0)	
Net Revenue In Excess of Expenses	**3,169,480**	**1,988,640**	**2,982,710**	**186,770**	**6.3**	**1,180,840**	**59.4**	

MIAMI PARKING AUTHORITY

Summary of Major Variances

For the Month Ended August 31, 2026

1 **Repairs, Maintenance, Cleaning & Landscape** - The $29k unfavorable variance is primarily attributable to $27k of repairs at Lot 79 following an assessment that identified damaged or nonfunctioning lighting structures and related equipment, creating safety concerns.

2 **Revenue Sharing** - The $21k unfavorable variance reflects the contractual structure of this expense, which is based on either a percentage of revenue or net revenue in excess of expenses. Changes in revenue from managed operations therefore result in a proportional change in revenue-sharing expense.

3 **Bank Charges** - The $27k unfavorable variance is attributable to system-wide credit card usage exceeding budget.

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

Alejandra Argudin (Sep 30, 2026 16:41:34 EDT)

ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

Mirtha Dziedzic

MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Eleven Months ended August 31, 2026

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%
Operating Revenue	3,015,577	2,905,228	3,046,259	(30,683)	(1.0)	110,349	3.8
Direct Operating Expenses	1,286,876	1,293,714	1,249,738	(37,138)	(3.0)	6,838	0.5
Net Revenue In Excess of Expenses	**1,728,701**	**1,611,514**	**1,796,521**	**(67,821)**	**(3.8)**	**117,187**	**7.3**
Capital Expenses	2,671,398	-	2,705,023	(33,625)	(1.2)	2,671,398	0.0
Total Net of Capital Expenses	**(942,697)**	**1,611,514**	**(908,502)**	**(34,195)**	**3.8**	**(2,554,211)**	**(158.5)**

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

Alejandra Argudin (Sep 30, 2026 16:41:34 EDT)

ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

Mirtha Dziedzic

MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Month Ended August 31, 2026

	FY 2026 Actual	FY 2026 Adopted Budget	FY 2025 Actual	Variances: Actual FY 2026 vs. FY 2025		Variances: FY 2026 Actual vs. FY 2026 Budget	
	$	$	$	$	%	$	%
Operating Revenue	233,280	246,514	254,042	(20,762)	(8.2)	(13,234)	(5.4)
Direct Operating Expenses	107,389	113,279	117,305	9,916	8.5	5,890	5.2
Net Revenue in Excess of Expenses	**125,891**	**133,235**	**136,737**	**(10,846)**	**(7.9)**	**(7,344)**	**(5.5)**
Capital Expenses	798,355	-	411,033	(387,322)	(94.2)	(798,355)	0.0
Total Net of Capital Expenses	**(672,464)**	**133,235**	**(274,296)**	**376,476**	**(137.3)**	**791,011**	**593.7**

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Eleven Months ended August 31, 2026

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%	Note(s)
Operating Revenue								
Monthy Revenue	1,751,025	1,832,160	1,878,721	(127,696)	(6.8)	(81,135)	(4.4)	
Daily Revenue	1,081,824	852,110	970,752	111,072	11.4	229,714	27.0	
Special Event Revenue	182,397	220,958	196,457	(14,059)	(7.2)	(38,561)	(17.5)	
Other	330	-	330	-	-	330	-	
Total Operating Revenue	**3,015,577**	**2,905,228**	**3,046,259**	**(30,683)**	**(1.0)**	**110,349**	**3.8**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	268,419	329,907	290,308	21,889	7.5	61,488	18.6	
Repairs, Maintenance, Cleaning & Landscape	221,702	169,136	180,732	(40,970)	(22.7)	(52,566)	(31.1)	
Security	440,764	462,256	434,309	(6,454)	(1.5)	21,492	4.6	
Utilities	92,679	91,145	92,058	(621)	(0.7)	(1,534)	(1.7)	
Insurance	64,487	53,735	65,632	1,145	1.7	(10,752)	(20.0)	
Legal & Professional	33,164	33,275	18,785	(14,379)	(76.5)	111	0.3	
Supplies & Printing	8,749	8,000	6,752	(1,997)	(29.6)	(749)	(9.4)	
Mgmt Fees & Admin O/H	156,913	145,260	158,019	1,106	0.7	(11,653)	(8.0)	
Other Expenses	-	1,000	3,118	3,118	100.0	1,000	100.0	
Taxes & Permits	-	-	25	25	100.0	-	-	
Total Operating Expenses	**1,286,876**	**1,293,714**	**1,249,738**	**(37,138)**	**(3.0)**	**6,838**	**0.5**	
Net Revenue In Excess of Expenses	**1,728,701**	**1,611,514**	**1,796,521**	**(67,821)**	**(3.8)**	**117,187**	**7.3**	
Capital Expenses	2,671,398	-	2,705,023	233,038	14.2	1,873,043	0.0	
Total Net of Capital Expenses	**(942,697)**	**1,611,514**	**(908,502)**	**(300,859)**	**33.1**	**(1,755,856)**	**9.8**	

JAMES L. KNIGHT CENTER GARAGE

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

	FY 2026 Actual $	FY 2026 Adopted Budget $	FY 2025 Actual $	Variances: Actual FY 2026 vs. FY 2025 $	%	Variances: FY 2026 Actual vs. FY 2026 Budget $	%	Note(s)
Operating Revenue								
Monthy Revenue	142,905	163,030	172,447	(29,542)	(17.1)	(20,125)	(12.3)	
Daily Revenue	80,950	73,625	81,565	(615)	(0.8)	7,325	9.9	
Special Event Revenue	9,395	9,859	-	9,395	-	(464)	(4.7)	
Other	30	-	30	-	-	30	-	
Total Operating Revenue	**233,280**	**246,514**	**254,042**	**(20,762)**	**(8.2)**	**(13,234)**	**(5.4)**	
Operating Expenses								
Salaries, Wages & Fringe Benefits	21,451	30,230	23,730	2,278	9.6	8,779	29.0	
Repairs, Maintenance, Cleaning & Landscape	19,941	15,376	26,239	6,298	24.0	(4,565)	(29.7)	
Security	37,313	40,217	33,995	(3,318)	(9.8)	2,904	7.2	
Utilities	8,840	7,220	8,394	(446)	(5.3)	(1,620)	(22.4)	
Insurance	5,639	4,885	6,477	837	12.9	(754)	(15.4)	
Legal & Professional	1,832	3,025	1,834	2	0.1	1,193	39.4	
Supplies & Printing	-	-	3,107	3,107	100.0	-	-	
Mgmt Fees & Admin O/H	12,373	12,326	13,221	848	6.4	(47)	(0.4)	
Other Expenses	-	-	309	309	100.0	-	-	
Total Operating Expenses	**107,389**	**113,279**	**117,305**	**9,916**	**8.5**	**5,890**	**5.2**	
Net Revenue In Excess of Expenses	**125,891**	**133,235**	**136,737**	**(10,846)**	**(7.9)**	**(7,344)**	**(5.5)**	
Capital Expenses	798,355	-	411,033	(387,322)	(94.2)	(798,355)	0.0	1
Total Net of Capital Expenses	**(672,464)**	**133,235**	**(274,296)**	**376,476**	**(137.3)**	**(805,699)**	**(604.7)**	

JAMES L. KNIGHT CENTER GARAGE

Summary of Major Variances

For the Month Ended August 31, 2026

1 **Legal & Professional** - The negative variance of $798k is for the current draw for the Phase 2 Upgrade Project. The total for this project is approximately $7.3 million.

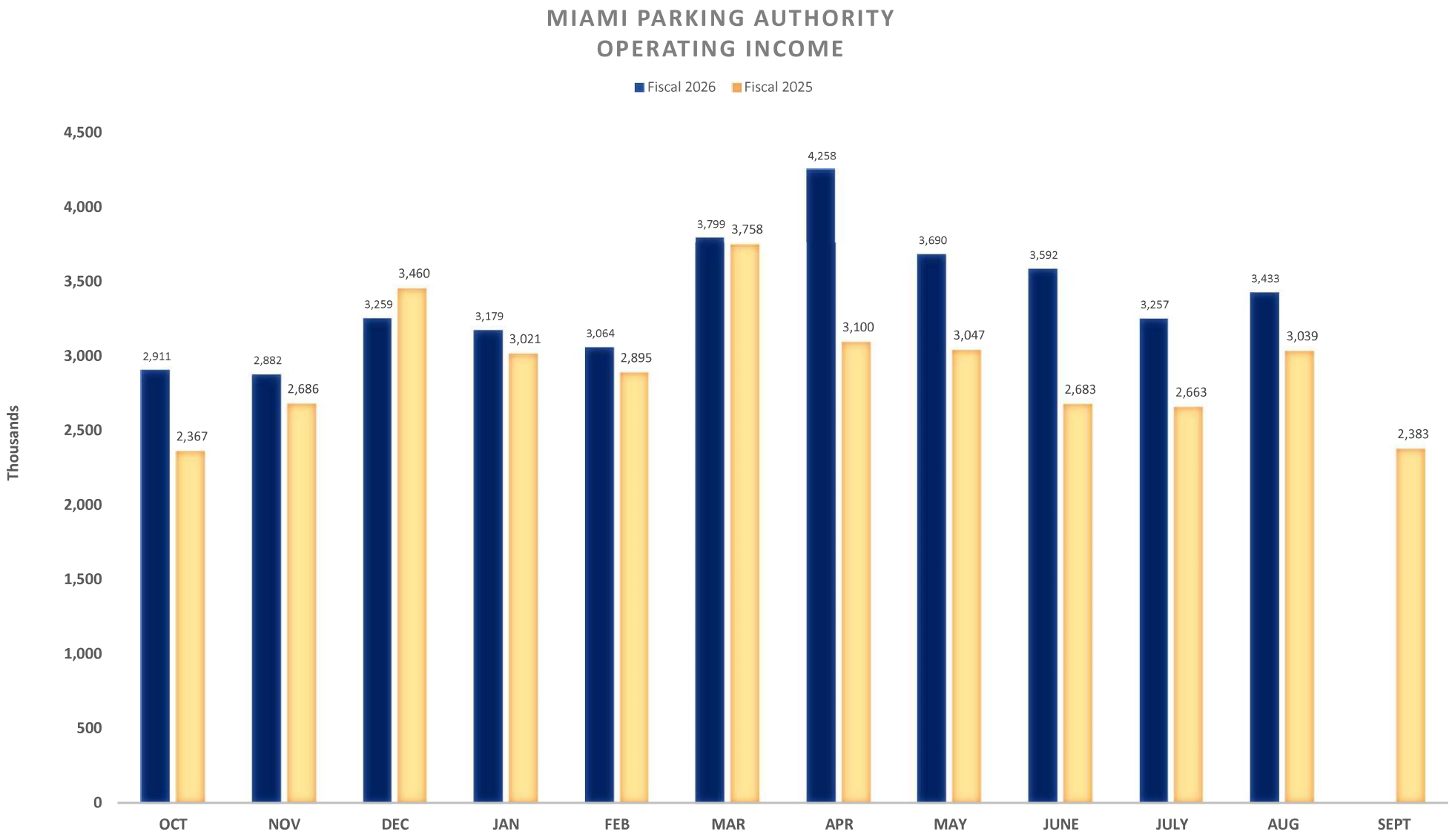
The above summary represents the major variances from budget for the month ended August 31, 2026

Alejandra Argudin (Sep 30, 2026 16:41:34 EDT)

ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

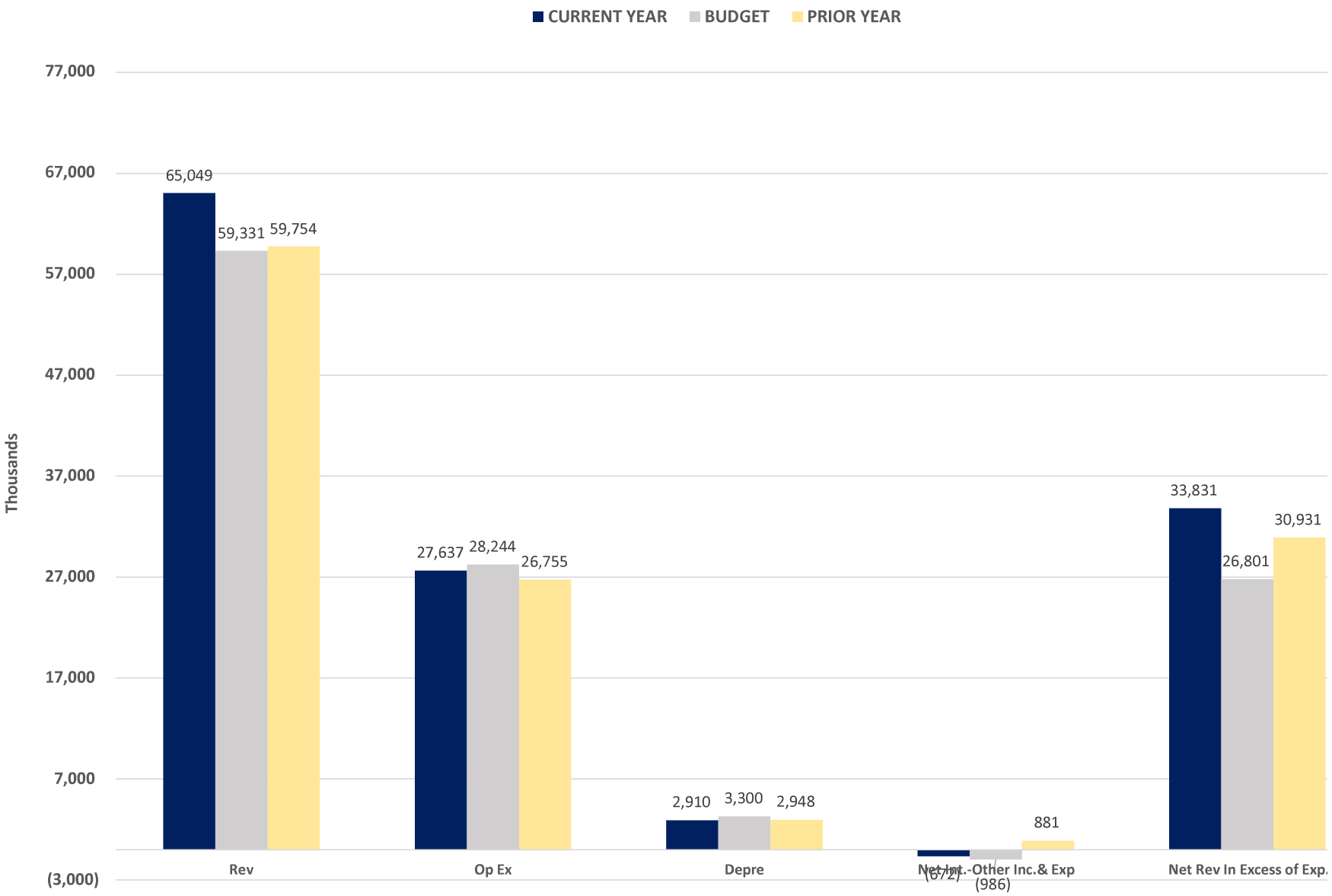
Mirtha Dziedzic

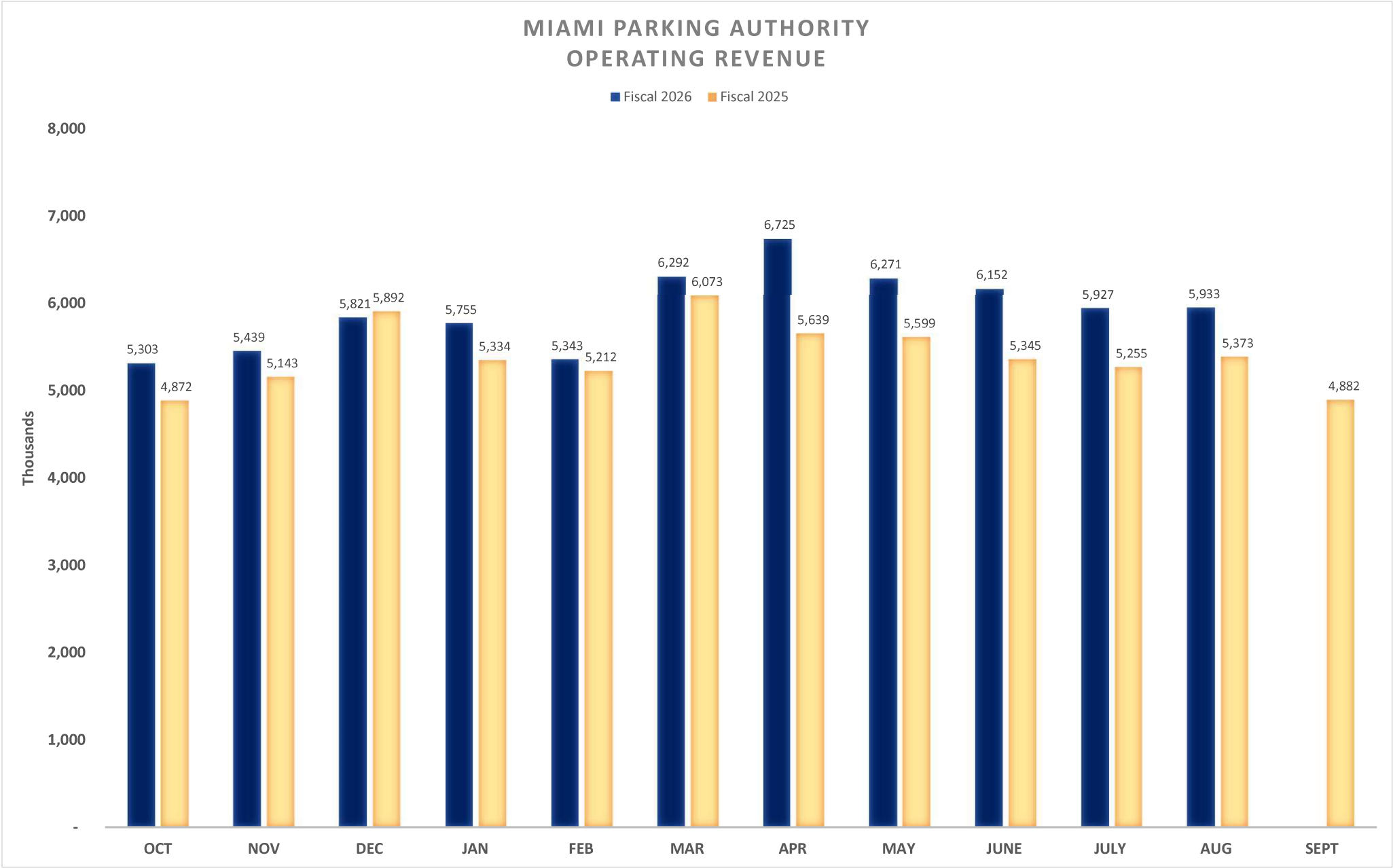
MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER


MIAMI PARKING AUTHORITY
OPERATING INCOME
Fiscal 2026
Fiscal 2025
Thousands
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2,911
2,367
2,882
2,686
3,259
3,460
3,179
3,021
3,064
2,895
3,799
3,758
4,258
3,100
3,690
3,047
3,592
2,683
3,257
2,663
3,433
3,039
2,383
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT

MIAMI PARKING AUTHORITY

For The Eleven Months Ended August 31, 2026




MIAMI PARKING AUTHORITY
OPERATING REVENUE
Fiscal 2026
Fiscal 2025
Thousands
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
5,303
4,872
5,439
5,143
5,821
5,892
5,755
5,334
5,343
5,212
6,292
6,073
6,725
5,639
6,271
5,599
6,152
5,345
5,927
5,255
5,933
5,373
4,882
OCT
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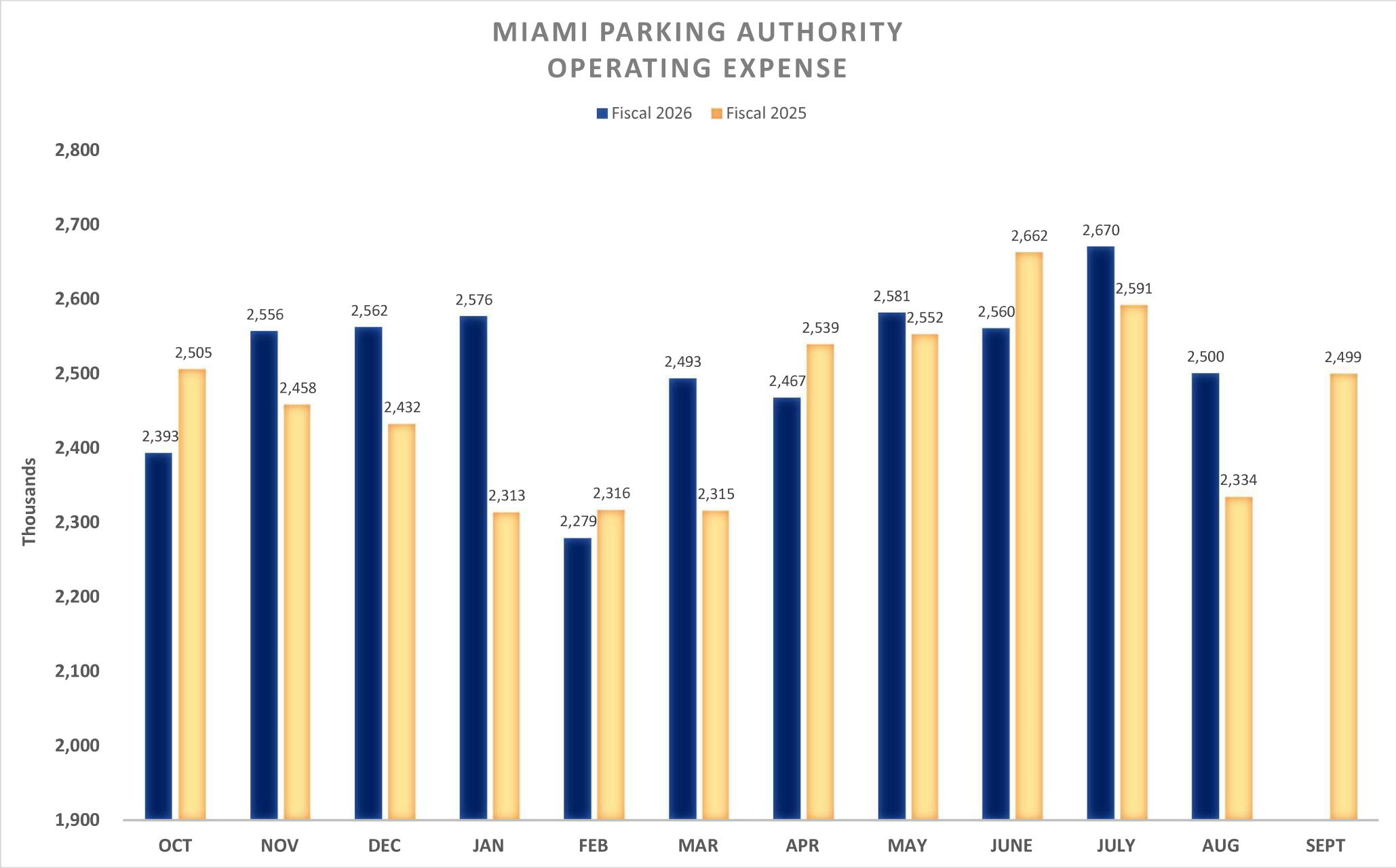
JULY
AUG
SEPT


MIAMI PARKING AUTHORITY
OPERATING EXPENSE
Fiscal 2026
Fiscal 2025
Thousands
2,800
2,700
2,600
2,500
2,400
2,300
2,200
2,100
2,000
1,900
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT
2,393
2,505
2,556
2,458
2,562
2,432
2,576
2,313
2,279
2,316
2,493
2,315
2,467
2,539
2,581
2,552
2,560
2,662
2,670
2,591
2,500
2,334
2,499

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

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

SUBJECT: Bank Reconciliations Certification

DATE: October 7, 2026

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

MD:md

40 NW 3rd St, Suite 1103
Miami FL 33128
miamiparking.com
T 305.373.6789
F 305.371.9451

OFF-STREET PARKING BOARD
MONTHLY MEETING
AGENDA

WEDNESDAY, OCTOBER 7, 2026

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – October 7, 2026

I. Public Comments

II. Employee/Board Recognition/Presentations

A. Employee 'Years of Service' Award

Alejandra Argudin (20-Year Award)

III. MRD Consulting Report

IV. The Modern Take - Social Media Report

V. **APPROVAL ITEMS**

1. 26-1001 August 2026 Financial Statements
   A. Miami Parking Authority
   B. Knight Center Garage

2. 26-1002 Regular Board Meeting Minutes
   A. September 9, 2026 Finance Committee
   B. September 9, 2026 Off-Street Parking

3. 26-1003 Approval of Invitation to Bid ("ITB") No. 26-06 for Elevator Landing Project #2 – Jackson Memorial Hospital Green and Blue Garages Professional Services Agreement with Tomas Luis Building Contractor, Inc.

4. 26-1004 Confirmation of Design District Improvement Committee Members for the Design District Parking Improvement Trust Fund

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

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

VI. CHIEF EXECUTIVE OFFICER'S REPORT

- Coconut Grove Playhouse

VII. STATUS REPORT

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

CONSULTING

Progress Report for Miami Parking Authority

Public Relations Services

August 24 – September 21, 2026

TASK	ACTIVITY
Board Meeting	❖ On September 9th, attended the MPA Board meeting.
Public Relations Tactics	❖ ❖ On September 9th, attended the Women of the Latin Builders' "Women Changing the Game" with Ms. Alejandra Argudin, who was one of the panelists. ❖ Synthesized and updated Ms. Argudin's biographical sketch. ❖ ❖ Reviewed the Parking and Mobility 2027 editorial calendar and discussed with Ms. Argudin potential staff submissions. ❖ ❖ Drafted responses to the call for presentations for the June 2027 IPMI conference for a crisis preparedness session with Ms. Alejandra Argudin and me. ❖ ❖ Drafted a comparison of Flock cameras and Automotus sensor cameras for review and discussion by MPA. Distributed

	a Miami Herald article about the same topic. ❖ Distributed article about Virginia Key's proposed redevelopment. ❖ Distributed Ms. Argudin's column in the September issue of the Parking and Mobility magazine. ❖ Shared a Forbes story about MPA and its leadership on parking technology. ❖ Developed a Freebee microtransit campaign that MPA is sponsoring in Coconut Grove. ❖ Drafted two, 2-hour executive leadership crisis preparedness tabletop exercises for Mr. Angel Diaz focusing on the alignment with Operations. The first two-hour session will discuss the fundamentals of crisis preparation. The second two-hour session will rehearse Mr. Diaz on camera under real-word cases and intense media pressures. ❖ Created a list of public-benefit initiatives that MPA has spearheaded over the course of several years. ❖ Drafted a thought leadership platform for Ms. Argudin speaking and written opportunities in social, broadcast and print media as well as panel discussions centering on The Miami of the Future and Engaging the Next Generations of Young Business Leaders in that conversation.
Community Engagement Events	❖ September – October 31– Miami Spice (Extended) ❖ October 5-6 – Smart City Expo ❖ October 15 – Sand in my Shoes Gala, GMCC

	❖ October 16 – Miami Realtors and the Beacon Council – Commercial Real Estate ❖ October 21 - Greater Miami Chamber Live Local ❖ October 26 - 28 – ULI Fall Meeting, Miami Beach ❖ November 5 – Miami-Dade County League of Cities Conference ❖ November 6 – 8 – NASCAR Miami ❖ November 4-5 - The Real Deal's Real Estate Forum at Mana Wynwood ❖ 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 4 **October - December 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. 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. Implement the Coconut Grove Freebee microtransit campaign.

	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: Margarita R. Delgado (Print) SIGNATURE: Margarita R. Delgado DATE: September 21, 2026

the Modern Take

September 2026

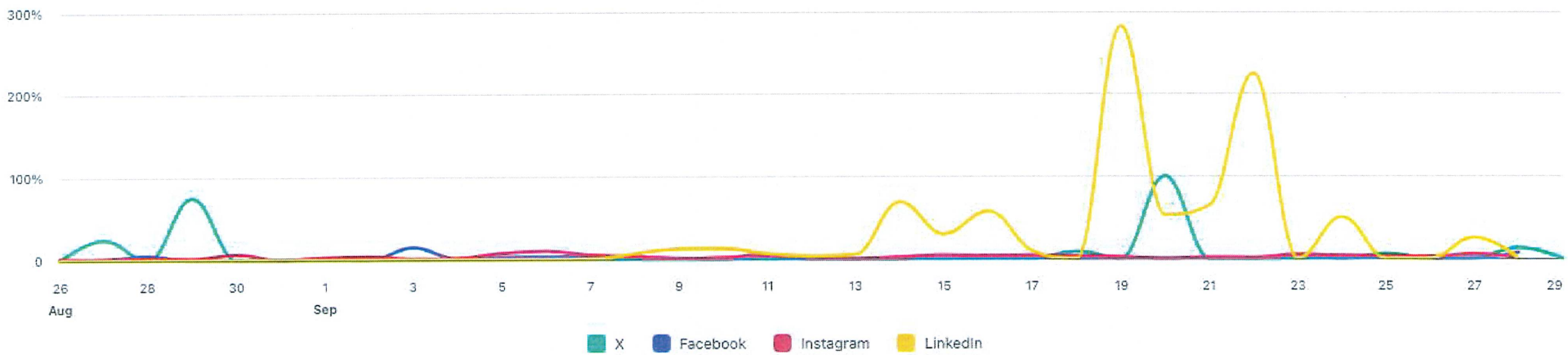
MIAMI PARKING AUTHORITY

Prepared by Meagan Camp

Updates

- loanDepot Park Content
- Instagram Profile Refresh
- Jackson Health Campaign

Engagement Rate



Engagement Rate Metrics	Rate	% Change
Engagement Rate (per Impression)	**4%**	**↗ 133.7%**
X Engagement Rate	4.4%	↗ 966.3%
Facebook Engagement Rate	1.7%	↘ 0.8%
Instagram Engagement Rate	2.2%	↗ 35.4%
LinkedIn Engagement Rate	26.2%	↗ 712.7%

Compared to July/August 2026

Post Performance by Engagement

Miami Parking Authority
Mon 9/14/2026 11:26 am EDT

Our team had a great time last week with Automotus, FPTA, and the City of Miami Beach!

Engagements	**212**
Reactions	11
Comments	0
Shares	0
Post Clicks (All)	201

mpacommunity
Mon 9/28/2026 2:02 pm EDT

☂️ Did you know that City of Miami residents pay less for parking?
...

Engagements	**73**
Likes	31
Comments	0
Shares	32
Saves	10

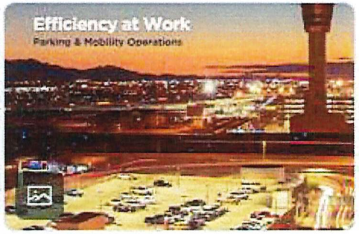
mpacommunity
Fri 9/4/2026 4:53 pm EDT

Send this to a City of Miami neighbor or colleague who should know about MPA's Hurricane Parking Program....

Engagements	**43**
Likes	31
Comments	0
Shares	9
Saves	3

Miami Parking Authority
Tue 9/8/2026 12:03 pm EDT

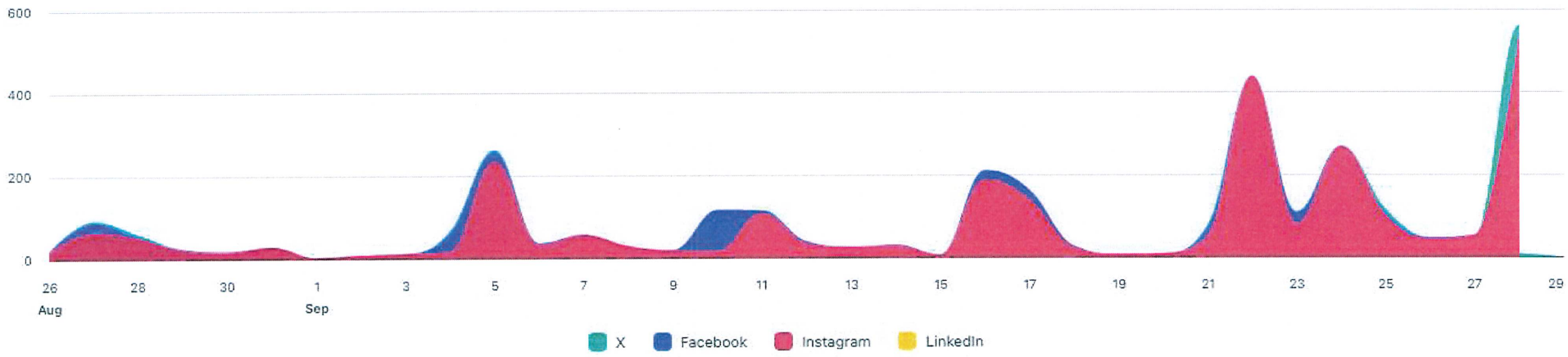
We're proud to share that MPA CEO Alejandra "Alex" Argudin, PTMP, is featured in the September/October...



Engagements	**39**
Reactions	26
Comments	0
Shares	0
Post Clicks (All)	13

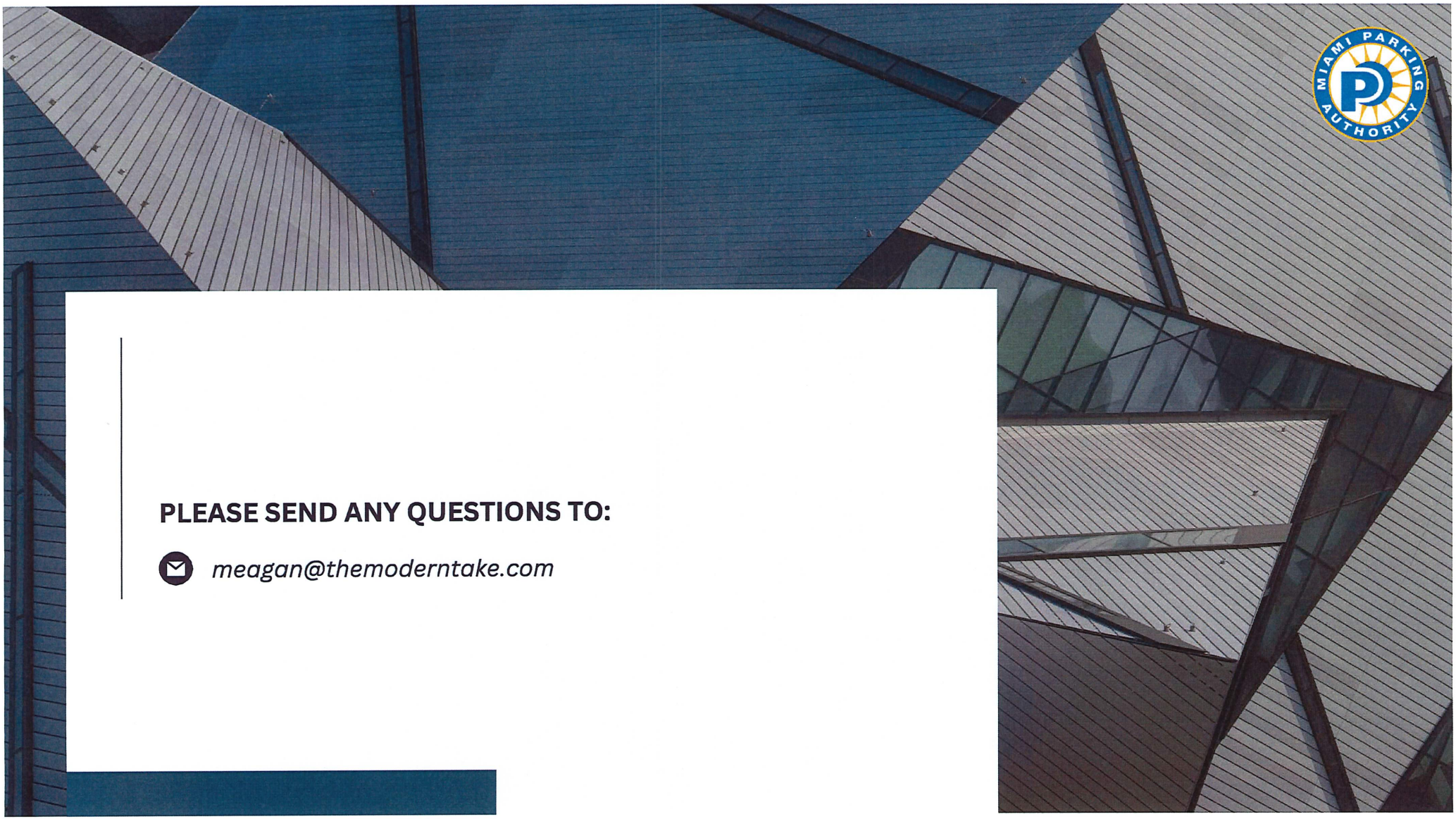
Compared to July/August 2026

Video Views



Video Views Metrics	Totals	% Change
Video Views	**3,165**	**↗ 35%**
X Video Views	42	↗ 35.5%
Facebook Video Views	372	↗ 36.3%
Instagram Reel Video Views	2,751	↗ 34.9%
LinkedIn Video Views	0	→ 0%

Compared to July/August 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

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

DATE: October 7, 2026

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

AA:md

Attachment

40 NW 3rd St, Suite 1103
Miami FL 33128
miamiparking.com
T 305.373.6789
F 305.371.9451

Items 2a & 2b

MIAMI PARKING AUTHORITY
BOARD MEETING

September 9, 2026

PRESENT: Thomas Jelke (Chairperson)
James Cassel
Marvin Wilmoth
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 recorded video)
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
Monica Montoya, Sr. Staff Accountant, MPA
Melida Murillo, Assistant Manager of Operations, PHT
Neal Schaffers, Director of Urban Planning, Miami DDA
Jordan Justus, CEO, Automotus
Luis M. Compres, Project Manager, FinFrock

1

IN RE:

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

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

DATE TAKEN: September 9, 2026

TIME: 8:04 a.m. - 8:55 a.m.

PLACE: MIAMI PARKING AUTHORITY
40 Northwest 3rd Street
Penthouse Suite 1103
Miami, Florida 33128

Proceedings taken before:

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

2

APPEARANCES

PRESENT:
Thomas Jelke (Chairperson)
James Cassel
Marvin Wilmoth
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
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Luis M. Compres, Project Manager, FinFrock

3

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1 cont AGENDA:

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3 10. 25-0910 Procurement of Freebee Micro Transit Services - pursuant to Agreement No. 102-24 between the City of 38
4 Plantation and Beefree, LLC, d/b/a/ Freebee

5

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12 KPI Village of Palmetto Bay
Automotus

13 o July 2026 Operational Reports
14 KPI City of Doral
KPI Miami-Dade County Parks
15 KPI Village of Palmetto Bay
Automotus

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

2 MR. CASSEL: I'm going to call the finance
3 meeting to order. Good morning.
4 MS. DZIEDZIC: Good morning. Good morning,
5 everyone.
6 Before we start with the financials, I'd like
7 to give a couple of updates, and announcements.
8 Our fiscal year 2027 budget is going before the
9 city commission tomorrow at the first budget
10 hearing which starts at 5:05.
11 The auditors will be here in the next couple
12 of weeks to start their interim work for the close
13 of 2026. And our bank reconciliations for the
14 month of June and July are current, and they've
15 been reviewed and there are no material differences
16 to report.
17 Okay. The package includes both June and
18 July, but if it's okay, I think I'd like to stay
19 with the July report which is the more current
20 information.
21 MR. CASSEL: Please. Thank you.
22 MS. DZIEDZIC: So page 22, please.
23 Page 22 is the year-to-date activity for the
24 MPA through the month of July. Revenues for the
25 month of -- through the month of July total

7

1 $59.1 million, which is approximately 4.7 million
2 better than budget, and at 4.7 million in the same
3 time last fiscal year.
4 The primary driver of this -- well, the
5 performance is due to on-street parking.
6 Operating expenses totaled $25.1 million,
7 which is approximately 618,000 better than budget,
8 for a net operating result year-to-date of
9 $31.6 million or 6.8 million better than budget.
10 Going to the next page, 23.
11 Page 23 has the activity for the month of July
12 for MPA. Revenues for the month of July totaled
13 $5.9 million, which is approximately 776,000 better
14 than budget and about 672- better than the same
15 period last fiscal year. Operating results for
16 the -- operating expenses for the month of July
17 totaled $2.7 million, which is about -- just about
18 where the budget was allocated for the month for a
19 net operating result of $2.9 million for the month
20 of July.
21 There's one notable variance for the month of
22 July and that's bank charges, and that's a direct
23 correlation to the revenue. So the more revenue we
24 make, the more card swipes we have, the higher
25 those bank charges will be.

8

1 Are there any questions on MPA or can we move
2 on to the Knight Center?
3 Okay.
4 MR. CASSEL: Yes.
5 MS. DZIEDZIC: Knight Center starting on
6 page 27, please.
7 On page 27 we have the activity for the year
8 through July for the Knight Center. Total revenues
9 are $2.8 million, which is about 123,000 better
10 than budget. And operating expenses through the
11 month of July totaled $1.2 million. This is net of
12 the capital expenses, the improvements in the
13 garage, for a net revenue and excess of expenses of
14 $1.6 million in operations. We have had capital
15 expenses this fiscal year totaling $1.9 million,
16 for a net operating result of negative $270,000.
17 Next page, please.
18 For the month of July, the Knight Center had
19 revenues totaling $261,000, which is right around
20 what was budgeted for the month. And operating
21 expenses were $140,000, approximately, which is,
22 again, very close to what was actually allocated
23 for expenditures. There were no capital expenses
24 for the month of July, for a net operating result
25 of $121,000. There are also no notable variances

9

1 to report for the month of July.
2 And that concludes my presentation.
3 Are there any questions?
4 MR. CASSEL: Any questions?
5 No. Thank you very much.
6 MS. DZIEDZIC: Thank you.
7 MR. CASSEL: Anything else for the finance
8 committee or can we call it to an end?
9 Thank you.
10 CHAIRPERSON JELKE: Good morning, everyone.
11 Gigi, are we able to do public comments or not
12 until we actually start?
13 MS. SOLIMAN: No. We need to wait until --
14 CHAIRPERSON JELKE: Okay. So we can do the
15 other --
16 MS. SOLIMAN: Presentations.
17 CHAIRPERSON JELKE: Margarita, please.
18 MS. DELGADO: Margarita Delgado, MRD
19 Consulting.
20 Good morning, Mr. Chairman.
21 CHAIRPERSON JELKE: Good morning.
22 MS. DELGADO: Members of the board, Madam CEO,
23 everyone else, good morning.
24 So you all received the article that was
25 published in Miami Today bylined by the CEO which

10

1 the headline was "How Miami Can Lead America's Next
2 Mobility Revolution." Again, that was very
3 inspirational and visionary, and we got some good
4 feedback from the article. I guess Miami Today
5 continues to be read by a lot of people in the
6 business community.
7 In August we conducted two tabletop crisis
8 communication exercises with the CEO with more to
9 come with senior management. It doesn't mean that
10 we're facing, knock on wood, a crisis, but
11 preparedness is key in any business, and so more to
12 come on that.
13 Working on -- continuing to work on the Smart
14 Loading Zone project for future writings and
15 communication with the media.
16 And this is the time of the year when we start
17 prepping for the IPMI call for -- entry for
18 presentations for the 2027 content calendar as
19 well. MPA has a lot of good information for
20 thought leadership for the Parking & Mobility
21 Magazine, and it's kicking off after the Jewish
22 holidays, all the events in town, all the community
23 projects. So this is going to -- we're entering
24 that very busy, busy time of the year.
25 If you have any thoughts on anything great

11

1 that is happening in town, please let me know
2 and -- because MPA is also so entrenched in what's
3 going on in our community, it's happy to hear from
4 you.
5 Questions?
6 CHAIRPERSON JELKE: Any questions?
7 MS. DELGADO: Thank you.
8 CHAIRPERSON JELKE: Thank you, Margarita.
9 Modern Take.
10 MS. ARGUDIN: She has a --
11 CHAIRPERSON JELKE: Video?
12 MS. ARGUDIN: And she'll be here next month.
13 CHAIRPERSON JELKE: Okay. Great.
14 MS. CAMP: Good morning, everyone. I
15 apologize I'm not able to present live for you this
16 morning, I am on vacation with my family this week.
17 But let's look back at MPA social media July and
18 August.
19 So first up we have begun working with some of
20 our partners, like the Miami Book Fair, for our
21 upcoming fall sponsorship opportunities. We have
22 begun posting career opportunities with MPA on our
23 social. And we have also started working on a new
24 process to manage our third party review sites like
25 Google Reviews so we can share some feedback with

12

1 operations, potentially use it for upcoming
2 content, and overall just manage sentiment online.
3 Looking back at the data, we definitely have
4 gone back to our normal levels post the World Cup
5 fever. We had so much content that went out
6 eventwise in June and early July, July 4th, that we
7 definitely expected our numbers to return to
8 normal. So this is about where we were in late
9 April, early May.
10 In terms of audience growth, we've been doing
11 just fine staying on target.
12 For post performance by engagement, definitely
13 our Resident Discount Program continues to be our
14 biggest winner in terms of content. And as I
15 mentioned, you can see the second post there is one
16 of our new career hiring posts, and the second two
17 were around community events. So it's definitely
18 sponsorships and being present in the community is
19 getting us a lot of attention and a lot of shares
20 also by supporting some of those groups. So it's
21 always great to have that content come through.
22 Last thing I wanted to highlight was our use
23 of Instagram stories. I haven't really reported
24 very much on it, but it is definitely a dominant
25 part of our strategy and one that when people share

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our content, that's where they usually share it to is Instagram stories. So it's something we're continuing to develop. Of course, we share most of our posts and a lot of our partner posts, like the City of Miami, anything we're tagged in.

So it's just some interesting data. Instagram stories is always kind of fluid when it comes to the algorithm, but it's something we use as a bridge when we don't necessarily have additional content, or there's important content coming out from another department or the City or another organization we're partnering with to get it out there without creating new posts ourselves and kind of riding on the wave of their engagement. So just some interesting data to look at.

Up next month we'll be looking forward to the fall and everything we have going on.

So thank you so much. And if you have any questions or any feedback, of course, you may reach out to me by email anytime. And thank you so much. Bye-bye.

CHAIRPERSON JELKE: Any questions? Too bad.

MS. SOLIMAN: Chair, if I may? You know, we still have some time to burn. My wife would say I'm really good at doing that.

14

I actually was in California over the past two weeks, and I have to say -- you know, I'm a nerd. I obviously work for local government, so there's things I pay attention to.

We were in San Francisco, L.A., and San Diego, and the parking rates are insane. But the quality of officers we have, I just cannot, you know, attest to enough. I've represented them in court. I've represented them for hearing officers, and I see them on the streets and they're so professional. I truly understand -- and, by the way, people know MPA over there. They literally know MPA. I would stop and try and talk to some of the officers and -- I said I was coming from Miami, and they literally instantly got very defensive thinking I was going to be, you know, like, Oh, you're better than us.

And I said, Well, no, no. I mean, I just -- I love the work you guys do. I'm really thankful. And it's -- I just really have to say I can't believe how much we do with the rates that we have, the money we take in. We are so efficient with it. We are really -- we are ahead of the curve.

Truthfully, I know that Madam CEO really is big on trying to be ahead of the technology curve.

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You know, these are all major, you know, metropolitan cities that did not even have the tech that we have, only San Francisco I saw.

So I just have to say, I really want to give kudos. It's an honor to serve MPA. You guys are one of the best departments. I have to elbow people to make sure they don't get this assignment.

So I just have to say it's a true honor serving the MPA, and I want to thank you guys for giving me that little point of privilege. But truly the hype is real.

CHAIRPERSON JELKE: Thank you. That was very nice. Unsolicited by the way.

Okay. We are going to open up the floor for public comments, if there are any.

Were there any recorded or anybody that called in?

Okay. Then seeing none, we'll move to approval items. I would like -- or I would need a motion to pass the June financial statement.

MS. LADRON DE GUEVARA: So moved.

MR. WILMOTH: Second.

CHAIRPERSON JELKE: There's a motion and a second.

All in favor?

16

MR. WILMOTH: Aye.

MS. LADRON DE GUEVARA: Aye.

CHAIRPERSON JELKE: Aye.

MR. CASSEL: Aye.

CHAIRPERSON JELKE: That passes.

Same for July --

MS. LADRON DE GUEVARA: So moved.

CHAIRPERSON JELKE: -- '26.

MR. WILMOTH: Second.

CHAIRPERSON JELKE: So moved.

Second.

All in favor?

MS. LADRON DE GUEVARA: Aye.

MR. WILMOTH: Aye.

MR. CASSEL: Aye.

CHAIRPERSON JELKE: Aye.

That passes.

And for the regular board meeting minutes from July 8th.

MS. LADRON DE GUEVARA: So moved.

CHAIRPERSON JELKE: So moved.

MR. WILMOTH: Second.

CHAIRPERSON JELKE: Second.

All in favor?

MS. LADRON DE GUEVARA: Aye.

17

MR. WILMOTH: Aye.
CHAIRPERSON JELKE: Aye.
MR. CASSEL: Aye.
CHAIRPERSON JELKE: All right. Item 4 is the reappointment of Jami Reyes. We've heard of her.
MS. ARGUDIN: You've heard of her. She apologizes for not being here. She is one of the people who got stuck traveling all day yesterday, and last night around 11:00 she was still stuck in Charlotte. So she at least made it to Charlotte. So she's sorry that she couldn't be here. She wanted to know if she had to call you guys to campaign for her position. I said, No. I think I can handle it.
CHAIRPERSON JELKE: No amount of campaigning will help at this point.
MR. CASSEL: Can we defer this till she shows up?
MS. ARGUDIN: Unfortunately, I think we already have it scheduled for the City to go on the City's agenda, so...
MR. CASSEL: Okay. I'll move.
CHAIRPERSON JELKE: Okay.
MR. WILMOTH: I'll second.
CHAIRPERSON JELKE: There's a motion and a

18

second.
All in favor?
MS. LADRON DE GUEVARA: Aye.
MR. WILMOTH: Aye.
MR. CASSEL: Aye.
CHAIRPERSON JELKE: Aye.
Okay. Passes.
MS. ARGUDIN: Thank you.
CHAIRPERSON JELKE: Item 5.
MR. DIAZ: Okay. Good morning, everybody. The next item is Approval of Expenditure for Lot 19 Beautification Project by Tropical Touch. Tropical Touch is our landscaping grounds maintenance vendor that we use that handles all our lots and some of our garages.
The goal here is to improve the appearance of Lot 19, sections one through six. They're going to replace nine royal palms and resurface about 150 planters throughout the lots with rubberized mulch similar to what they have in Coconut Grove. The total amount for this expenditure is $174,595, and that includes a 15 percent contingency.
So we ask for the board's approval for this item.
CHAIRPERSON JELKE: Any questions about the

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item?
Actually, I'm going to do this the right way. Is there a motion to put the item on the floor?
MR. CASSEL: So moved.
CHAIRPERSON JELKE: Is there a second?
MR. WILMOTH: Second.
MS. LADRON DE GUEVARA: Second.
CHAIRPERSON JELKE: Now you have the session.
MR. WILMOTH: My only comment is -- we spoke about this yesterday, is I know we're using the landscaping right now to match the existing landscaping that's coming from the Waldorf. But if we can make any and all -- take any opportunities to use native plants or drought-resistant plants, we should consider that as well. But outside of that, I think it's an excellent.
CHAIRPERSON JELKE: Any other discussion, questions?
MS. LADRON DE GUEVARA: No.
CHAIRPERSON JELKE: Okay. We will close discussion.
All in favor -- we have a motion and a second on the floor. All in favor of --
MS. LADRON DE GUEVARA: Aye.
CHAIRPERSON JELKE: -- Item 5?

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MR. CASSEL: Aye.
MR. WILMOTH: Aye.
CHAIRPERSON JELKE: Aye.
Motion passes.
I was in city government, so I'm going to do this the right way. Parliamentary procedure.
Next item?
MR. DIAZ: Okay. The next item is Procurement of a Kubota Compact Track Loader pursuant to the State of Florida contract which we will piggyback off.
So another word for this so everybody understands is basically a Bobcat. So we're purchasing a Kubota to help staff with installation, excavation, debris removal, emergency cleanup, any emergency leaks that require us to do any digging and things like that. So this -- it's more efficient for staff. It removes a lot of the heavy lifting and manual work that they have to do.
This device is also -- has AC inside, so they're working inside AC conditioning when they're outside in the field. And it's also handled via a joystick which makes it a lot easier to maneuver compared to the other models.
So we ask for approval for this item at

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1 $72,028.46.
2 CHAIRPERSON JELKE: Is there a motion to bring
3 it up?
4 MS. LADRON DE GUEVARA: So moved.
5 CHAIRPERSON JELKE: So moved.
6 MR. WILMOTH: Second.
7 CHAIRPERSON JELKE: And a second.
8 Open for discussion.
9 MS. LADRON DE GUEVARA: I'm not used to this
10 new process.
11 CHAIRPERSON JELKE: Sorry.
12 Is there any discussion or questions about it?
13 MS. LADRON DE GUEVARA: No.
14 CHAIRPERSON JELKE: No?
15 Seeing none, we will go to a vote. All those
16 in favor, please indicate by saying "aye."
17 MR. WILMOTH: Aye.
18 MS. LADRON DE GUEVARA: Aye.
19 MR. CASSEL: Aye.
20 CHAIRPERSON JELKE: Aye.
21 No nays. So that passes.
22 Next item, No. 7.
23 MR. DIAZ: Okay. The next item is Approval of
24 Electrical Services for Lot 18 by AD Electrical
25 Contractor, LLC. AD Electrical is a vendor that we

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1 use for all our electrical services in our garages
2 and our lots. The work that's being done here is
3 they're basically rerouting the main line for the
4 power to Lot 18 which powers all the lights.
5 And the equipment that we use in the lots is
6 going to be a new line that's going to get to a new
7 FPL pole. And we currently have a temporary line
8 that FPL set up for us that's basically overhead
9 and it's a light pole. So we need to bring that
10 underground and bring it up to code. The total
11 amount for this work is $73,274.55, and that also
12 includes a 15 percent contingency. So we ask for
13 approval for that item.
14 CHAIRPERSON JELKE: Would someone like to move
15 the item?
16 MR. WILMOTH: So moved.
17 MS. LADRON DE GUEVARA: Second.
18 CHAIRPERSON JELKE: Okay. We have a motion
19 and a second.
20 Any discussion or questions?
21 MR. CASSEL: Yes.
22 CHAIRPERSON JELKE: Yes, sir.
23 MR. CASSEL: I understand that the work we're
24 doing here is as a result of a property owner
25 nearby damaging our lines. So can we talk about

23

1 what you're doing to try to recover the fund? I
2 mean, obviously, we have to move this forward
3 because we need to get it done, but is there a
4 recovery effort from that property owner?
5 MR. DIAZ: Correct. Yes. So we did an LSR
6 with the City Attorney's Office through Pablo, and
7 basically we're seeking for the -- to be refunded
8 for this project. We're looking to see if we can
9 pull permits before they get, you know, full CUs.
10 So that's a process we're going through now with
11 the City Attorney's Office to try to recuperate the
12 funds with the general contractor that severed the
13 original line that was installed there.
14 MR. CASSEL: Thank you.
15 MS. SOLIMAN: If I may. So we will actually
16 be bringing that item in the next meeting that will
17 authorize the CEO to authorize the City Attorney's
18 Office as she deems necessary to take action. For
19 us to start litigation, usually we have to come
20 every single time before the board. But what I
21 think is the best and most efficient is that she
22 can go ahead and give us that authority so we don't
23 have to wait every month.
24 Because I do think we have another claim that
25 will possibly be coming down for a different -- you

24

1 know, it's a tort matter. Someone tripped. So for
2 efficiency we'll probably be bringing that matter
3 so she can authorize it, so we don't have to come
4 back to you guys to initiate.
5 MR. CASSEL: Thank you.
6 MR. WILMOTH: Has there been any conversation
7 with the developer as of yet or is it --
8 MS. SOLIMAN: So, yeah. The City's actually
9 regulatory officials, building official has reached
10 out to the contractors. Of course, they are
11 denying. And so, as Angel mentioned, we are
12 looking at possibly withholding closing the permit
13 or we will have to initiate litigation.
14 MR. WILMOTH: Thank you.
15 CHAIRPERSON JELKE: Any questions?
16 Okay. All those in favor of passing it?
17 MR. WILMOTH: Aye.
18 MS. LADRON DE GUEVARA: Aye.
19 MR. CASSEL: Aye.
20 CHAIRPERSON JELKE: Aye.
21 Next item.
22 MR. DIAZ: The next item is the Procurement of
23 Customized Ford F550 Water Truck. This is pursuant
24 to a cooperative contract between League of Oregon
25 Cities and Unified Fleet Services, LLC.

25

So the purchase of the water truck is to replace our current water truck which is a 2002 model, 23 years old. It can no longer do the duties that it needs to do on a daily basis. So this new truck will include 5,000 -- a 500 -- sorry, 500-gallon water tank, a heated pressure washing system which is a newer technology that helps us clean our lots better. It works better with oil stains and things like that, and it just makes the cleaning process for our crew a lot easier using a newer vehicle. The total amount for this is $139,677.21. We ask for the board's approval for that.

CHAIRPERSON JELKE: Someone would like to move that item?

MS. LADRON DE GUEVARA: So moved.

MR. WILMOTH: Second.

CHAIRPERSON JELKE: Okay. Let's open it up for discussion. Any questions?

Seeing none, let's take a vote.

All those in favor?

MS. LADRON DE GUEVARA: Aye.

MR. WILMOTH: Aye.

MR. CASSEL: Aye.

CHAIRPERSON JELKE: No nays. That passes.

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Next item. I can slow this down if you want.

MS. SOLIMAN: Did you vote?

CHAIRPERSON JELKE: We did.

MS. SOLIMAN: Did you? I didn't hear you.

CHAIRPERSON JELKE: I said, "Aye."

Yes. So the next item.

MR. DIAZ: Okay. The next item is the Procurement of the Automatic Curb Management System pursuant to a Sourcewell Cooperative Contract with Automotus, Inc.

As you guys know, we've had Auto- -- oh, Jordan Justus, CEO is there present if you have any questions.

So we've had Automotus as a pilot for about a little over two, three years now, and we're finally able to move forward with the Sourcewell contract, kind of make it official. This will move us to deploy up to 50 cameras in year one. At the end of the year, we'll revisit and see where we are so we can expand the program. We did pivot a little to include lane of traffic enforcement. So we're doing lane of traffic, bike lane, and safety zone enforcement per block per geographic area.

So the total for this is $1,354,500. This includes a license fee -- annual license fee, and

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it also includes the cost of each camera and the mailing of the invoices for this period of time. So we ask for approval.

Also -- sorry. Also, we would get reimbursed for these expenses through an MOU done with the City. So we're fully reimbursable for these expenses.

CHAIRPERSON JELKE: Anyone would like to move it?

MR. WILMOTH: So moved.

MS. LADRON DE GUEVARA: Second.

CHAIRPERSON JELKE: Great. Any questions or discussions?

MR. CASSEL: Can we talk a little bit -- there's been a lot of uproar about cameras on department of -- you know, state -- whatever department, and withdrawing cameras and what they're doing. How does that affect what's going on here and the governor's sort of mandates or whatever is going on in the state level?

MR. DIAZ: Sure. So those cameras are focused on surveillance, so it's more for law enforcement. So they're live streaming cameras that are constantly surveilling vehicles, tracking them, finding out where they are, where they travel to,

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if they're looking for certain vehicles. That's what that's used for. So it's more as a surveillance tool for law enforcement.

Our cameras are geographic specific locations that are only are enforcing parking violations. And the camera's triggered when there's a violation, and that's when the tag is retained for a period of time to either mail the citation or mail the invoice, get them to comply. Once they comply, then that file is permanently deleted.

So there's no tracking. There's no surveillance of any kind or anything like that. It's just specifically for the purpose of the infraction that is being done by the vehicle in that specific zone.

MS. SOLIMAN: I don't want to speak too early but, in essence, rightfully so, this says, "For purposes of monitoring curb activity and automated license plate recognition to curb the activity and automate payments."

This is code enforcement, not criminal enforcement.

MR. CASSEL: I understand. But apparently the other cameras have been used beyond what I'm sure they were intended to be used for when police

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1 officers are monitoring or surveying, which has
2 caused an uproar, rightfully so.
3 MS. SOLIMAN: That's actually why this is a
4 little different, because this is code enforcement
5 which is a different section in statutes versus
6 criminal. And that's -- those cameras are much
7 more in surveillance. They were monitoring,
8 they're connected and talk to each other. These,
9 when he says geographic, they don't really talk to
10 each other. They can create a seamless video
11 stream, but it's for code enforcement which is the
12 opposite.
13 MS. DELGADO: Mr. Chairman, may I?
14 CHAIRPERSON JELKE: Yes, please.
15 MS. DELGADO: Mr. Cassel, that's why
16 communication is so important, because this is a
17 new technology in Miami. And so we continue
18 educating the public about the objective of the
19 Smart Loading Zone.
20 MS. ARGUDIN: And we'll be ready to respond.
21 The same question you asked, we may get asked of
22 us, right? At some point somebody may ask that
23 question --
24 MR. CASSEL: Yes.
25 MS. ARGUDIN: -- to us. And so we are working

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1 on --
2 MS. DELGADO: We're proactively --
3 MS. ARGUDIN: -- a prepared statement so that
4 we can distinguish the two.
5 MS. LADRON DE GUEVARA: Right. That --
6 CHAIRPERSON JELKE: But these aren't the same.
7 MS. LADRON DE GUEVARA: To what he's saying,
8 that it's for code, but it's not going to be used
9 for any others that are being --
10 MS. ARGUDIN: Correct.
11 MS. LADRON DE GUEVARA: -- restricted based on
12 the other enforcement.
13 MS. ARGUDIN: And there's a whole layout of
14 the differences between the two cameras.
15 MS. SOLIMAN: And their capabilities.
16 MS. ARGUDIN: And we don't have Flock cameras
17 per se. We don't even have the actual system. So
18 no one has really come to us or asked us. We met
19 with the commissioners last week to talk about
20 budget, and this already had been brewing, and no
21 one really asked about that. And we talked about
22 the Smart Loading Zone, but we want to be prepared
23 to have a good response in case we get asked.
24 MR. JUSTUS: Also, I'm happy to speak to the
25 differences as well.

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1 CHAIRPERSON JELKE: Sure. Please.
2 MR. JUSTUS: I'm Jordan Justus, CEO of
3 Automotus. At a high level our technology is very
4 private by design where we only save images, as
5 Angel mentioned. When a vehicle parks, it is
6 subject to rates and regulations. When we save
7 those images, we blur all faces and nonrelevant
8 license plates. And because of the ways that our
9 system works, we process all of the video feed on
10 the edge. We're not storing any video data.
11 So we've had instances in other cities where
12 law enforcement has requested data because there
13 was a camera present, and we didn't even have any
14 data to offer. So at a high level, fundamentally
15 the technology is very different from a Flock
16 camera or a traditional ALPR.
17 MR. CASSEL: Thank you.
18 MR. JUSTUS: You're welcome.
19 CHAIRPERSON JELKE: So what I would ask,
20 because we get asked questions all the time --
21 MS. ARGUDIN: To share with you the
22 response --
23 CHAIRPERSON JELKE: -- is you guys give us the
24 differences and all of that information so that we
25 can be -- we can make educated conversations.

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1 MS. ARGUDIN: Sure.
2 CHAIRPERSON JELKE: If that's okay. If you
3 don't want it, just let me know.
4 MR. WILMOTH: No, no. We want it.
5 CHAIRPERSON JELKE: Any other discussions or
6 questions?
7 MR. WILMOTH: I know we're still getting
8 information in from the Smart Loading Zone program.
9 Performance has been better in some areas than in
10 others. Do we have the ability to relocate cameras
11 as necessary?
12 MR. DIAZ: Yes. So part of the program is to
13 relocate cameras. We're currently doing that. We
14 check it. George, Wilfred, and Bert work on that
15 like weekly. So we're constantly tracking.
16 There's about seven cameras that we want to
17 relocate to -- you know, relocate the Smart Loading
18 Zone, because we noticed that, for whatever reason,
19 they just -- it didn't track in those certain block
20 phases that we installed them, so we're going to
21 relocate them to other areas.
22 MR. CASSEL: Do we also have the ability, you
23 know, on a monthly basis to track revenue generated
24 or at least billed versus the cost to understand
25 the cost benefit analysis?

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1 MR. DIAZ: Yes. We have that as well. We're
2 doing that by camera by month. We have that
3 already, yes.
4 MR. CASSEL: There's a lot more than just cost
5 benefit. Just, you know, helping clear up the
6 streets has a great benefit even if it wasn't --
7 MR. DIAZ: Correct.
8 MR. CASSEL: -- cash generative.
9 MR. DIAZ: Yeah. The goal is to obviously
10 clear the streets and create compliance, but,
11 obviously, it has to pay for itself as well.
12 MR. CASSEL: Yes. It takes a while for people
13 to get used to being either ticketed or towed
14 before they are in compliance, so...
15 MS. ARGUDIN: It's quite interesting what the
16 data shows, right? So all the cameras were
17 installed in places where we knew for a fact that
18 we are going to capture people, and it hasn't
19 really been the case once you start really seeing
20 the data come in. You're like, okay, well, maybe
21 it's not -- we don't really have an issue here, so
22 we can move it somewhere else.
23 There's issues everywhere, but 5th Street is
24 always the one that's most telling to me, and I try
25 to pass by there at least once a day to see what's

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1 happening there. There's no parking. People just
2 park in the middle of the street. They just park
3 there, especially in this one -- I think it's on
4 5th, right?
5 MR. DIAZ: 5th and -- between Miami and 1st.
6 MS. ARGUDIN: It doesn't matter. It could be
7 a Heat game, it could be a concert. They're just
8 lined up there. I have no idea how that happens
9 all the time, right, unless you have an enforcement
10 officer standing there all day.
11 So we put traffic enforcement cameras there.
12 Now you pass by and two lanes are actually working,
13 like, you know, they can go all the way through.
14 And we forced the hotel on the end by -- just by
15 Biscayne Boulevard to get the cars into their
16 driveway, which they have one. They just don't
17 like to go in there.
18 So it's interesting how the behavior changes,
19 right? This is the behavior change, like you say,
20 and the safety issue and a traffic flow issue. So
21 hopefully we'll continue to see that throughout the
22 city.
23 MR. CASSEL: Have we thought about adding --
24 you know, sometimes you see police cars parked in
25 the middle of the road with no policeman. Have you

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1 thought about putting dummy cameras up in certain
2 neighborhoods?
3 MS. ARGUDIN: No, actually, we're going to
4 send them a citation. That's what we're going to
5 do, send them the citations.
6 MS. LADRON DE GUEVARA: Because at a certain
7 point you think it changed because they see the
8 cameras, and then if you take the cameras off, then
9 they'll go back to their -- is it visible, that's
10 why they're triggering it, and then they --
11 MS. ARGUDIN: The signs are big, right?
12 Because this is something else. Signage has to be
13 visible. There's camera enforcement up ahead.
14 Like there's a -- and, you know, and they see it.
15 I don't know if you take it off -- people's
16 behavior, Debbie, it's just -- it's just the way it
17 is, you know. If you're not there all the time --
18 I just got a call at 7:30 this morning about a
19 specific area that Bert and I like a lot in
20 Brickell.
21 And they're upset because people -- the Uber®
22 drivers are parking and blocking their -- even the
23 exit to the -- people just don't care, right. And
24 then they dump all their junk outside. They sleep
25 in their cars overnight. So we need to send an

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1 enforcement officer to stand here all day. And I'm
2 like, I'll do that tomorrow, you know, and it's the
3 behavior. Once we start going there often, then
4 they'll move somewhere else by the way. We're just
5 displacing them somewhere else.
6 But it's the behavior change, Debbie, that has
7 to happen and occur. I think these Smart Loading
8 Zones have started to do that. So, you know, in a
9 couple of months, we'll be able to report back and
10 see how it is.
11 CHAIRPERSON JELKE: A question for you. So
12 I'm assuming we're not the first place this has
13 gone into effect. What's the typical change, like,
14 where people will start to -- where we start to see
15 some tangible behavioral change?
16 MR. JUSTUS: I'd say typically three to six
17 months is what we've seen across other cities like
18 Philadelphia and Pittsburgh and Houston and others
19 where once you implement the rates and
20 regulations -- and it can be location specific or
21 broadly. Once people understand the signage and
22 the curb painting, then their behavior will start
23 to change.
24 CHAIRPERSON JELKE: Thank you.
25 MR. JUSTUS: You're welcome.

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MR. CASSEL: This technology is not just for issuing citations. It's also for compliance and the charging, because --

MR. DIAZ: Correct.

MR. CASSEL: -- UPS® parks there. They're permitted to. They're there for 10 minutes. This technology helps bill them and --

MR. DIAZ: Correct, correct. It's almost like a tow loading zone. So, yeah, the idea is for them to register, pay, park, do their session, and keep it moving. So that's kind of the intent behind it. But, unfortunately, we have to enforce the vehicles that do not belong there and that abuse the system.

MR. CASSEL: The income from both sources, it's not just citations?

MR. DIAZ: Correct. Yes.

MR. WILMOTH: But the priority is compliance --

MR. DIAZ: Correct, compliance.

MR. WILMOTH: -- because we see 100 percent of compliance but only a third of the penalty revenue.

MR. DIAZ: Correct.

CHAIRPERSON JELKE: Great. Any other questions?

Okay. All those in favor?

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MS. LADRON DE GUEVARA: Aye.

MR. WILMOTH: Aye.

MR. CASSEL: Aye.

CHAIRPERSON JELKE: Aye.

No nays. That passes.

And then the Freebee.

MR. DIAZ: Okay. Last item. So this is a procurement of Micro Transit On-Demand Services pursuant to the current contract between the City of Plantation for Freebee services. So we're piggybacking off the City of Plantation. This is for Coconut Grove.

So today we have Freebee in Downtown and in Coconut Grove. Our contract with them expires at the end of this month, I believe. So we're piggybacking on the Plantation contract so we can move forward with the Coconut Grove area. We still feel there's a need for the circulator -- this is a circulator route, not an on-demand. So we feel the need for that is still present and needed in Coconut Grove.

Our garage is a little bit far away from the downtown core of Coconut Grove. So the idea is to continue to provide the service to help with -- I mean, we're constantly getting calls about traffic

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double parking. The same, they want like five officers on every street in Coconut Grove because of the continued double parking and abuse of loading zones and things like that.

So once the Coconut Grove Playhouse construction starts, we're going to lose our lot which is about 90 spaces that we're going to lose completely. So that's in the core Grove. So, again, we're just programming and preparing people so that they understand you can get the Freebee to get into the Grove, park in our garage. So when that lot is gone, hopefully a lot of those people will start, you know, parking there and use the service.

So the approval for this item is a total of $189,000. After a year we'll revisit it, see where we are, see if it makes sense to continue the program or discontinue it. Coconut Grove has their own similar service, but it's a different vendor. It's Circuit. So they do use an on-demand service. So I think between the two, hopefully we can help with the traffic flow issue.

MS. ARGUDIN: And we have suspended the Freebee in Downtown because it wasn't -- the numbers had dropped considerably. We hadn't gotten

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the ridership or the usage. And then the DDA came in and has a few cars all over, you know, now connecting Brickell to Downtown and in Downtown. So we have walked away from our agreement with them here in Downtown.

MR. CASSEL: And this is for two vehicles?

MR. DIAZ: Yes, two vehicles. The ID. Buzz, that new Volkswagen bus electrical vehicle.

CHAIRPERSON JELKE: Someone like to move it so we can discuss?

MS. LADRON DE GUEVARA: So moved.

MR. WILMOTH: I'll second.

CHAIRPERSON JELKE: Second.

MS. LADRON DE GUEVARA: One of the questions I had and we discussed, something to do to enhance the usage is some more visible advertising and marketing so people can know that it's out there. I know it's been around, but not everybody is familiar with it. And the tenants in the Grove come in and out and change. If there's a way to use this year to see if we can improve that with visible signs or something to get out there and market it.

MS. ARGUDIN: We used to have -- like when we first launched, we had a huge marketing campaign.

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1 And what we have seen, even with the residential
2 parking program, you got to put it out there like
3 on a quarterly basis, and, all of a sudden, Oh, I
4 didn't know you had that. We've had it for years.
5 So we are going to put that in the rotation for
6 promotion and marketing.
7 MS. DELGADO: Madam --
8 CHAIRPERSON JELKE: Yes, please.
9 MS. DELGADO: Sorry.
10 CHAIRPERSON JELKE: It's okay.
11 MS. DELGADO: Mr. Board Member --
12 Mr. Chairman. That's a great point. When it first
13 launched, we had a huge campaign called "Everybody
14 Rides Freebee," and it was wonderful. We got a lot
15 of feedback, positive, on social media. It's just
16 that MPA handles so many things at the same time,
17 it's clutter in the minds of public. So these are
18 excellent points that we need to hear from because
19 we tend to forgot.
20 We're working on the last thing that we
21 launched and tend to forgot, like the resident
22 discount program, which is so important, all the
23 benefits that MPA offers to the community. So we
24 have to put it on a schedule, because this is
25 something that we can start working on right away.

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1 Thank you.
2 MR. WILMOTH: I think it's an excellent
3 opportunity for collaboration of both the DDA,
4 local businesses. As that parking goes away,
5 they're going to be very invested in making sure
6 folks have an opportunity to come to the Grove and
7 stay. So I think, you know, we have every year now
8 to test that out and see if we can make it grow.
9 MS. DELGADO: A partnership with the
10 organizations, with the business community in the
11 Grove. There's so many different stakeholders.
12 MR. DIAZ: Just one last thing. We're also
13 looking to see if it's feasible or makes sense to
14 install like pickup/dropoff signs that say Freebee
15 Stop Here. People that walk the area, they'll see
16 the signs. So that's another way to kind of get
17 traction.
18 MS. LADRON DE GUEVARA: Yeah. Like when you
19 go to the Metro, you see the sign, they see the
20 track where it goes, right, the stops.
21 MR. DIAZ: Yes.
22 MS. LADRON DE GUEVARA: So they can say, Oh, I
23 can get from point A to point B because, oh, I can
24 do this route and it will get me to where I need to
25 go.

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1 CHAIRPERSON JELKE: Any other questions?
2 Okay. All those in favor?
3 MR. WILMOTH: Aye.
4 MS. LADRON DE GUEVARA: Aye.
5 MR. CASSEL: Aye.
6 CHAIRPERSON JELKE: Aye.
7 No one against. That passes.
8 CEO report.
9 MS. ARGUDIN: All right. The Smart Loading
10 Zone pilot program, we talked a little bit about
11 that. We have issued in three months -- so the
12 violators have been almost 7,000 citations. So
13 that goes to show you how many violators there
14 actually is out there between the traffic
15 enforcement cameras and the Smart Loading Zones.
16 So we continue to monitor this. And
17 enforcement is also making sure that the citations
18 that are being issued are issued correctly; that
19 it's not, you know, an incorrect citation,
20 et cetera. So this will continue.
21 Jim, you were asking about, you know, numbers,
22 right? And we're not looking at giving citations
23 for -- just for a revenue purpose, right. But it
24 goes to show you the violators and how -- only in,
25 what, how many areas? 15 areas right now, how

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1 abused those areas are.
2 MR. DIAZ: Yeah.
3 MS. ARGUDIN: We'll continue to report back to
4 you all on that.
5 MR. DIAZ: One quick thing that I wanted to
6 add to enforcement. That's another value add or
7 good thing about this program, is that it also
8 has -- it gives the officers an ability to enforce
9 literally from the office. So they take a break
10 from the street, and they're actually approving
11 citations from a laptop or PC.
12 So that kind of helps with them not having to
13 deal with the public and deal with that issue. So
14 slowly we're using enforcement, you know, to work
15 inside the office to do their job. So that's
16 another kind of giveback to the officers.
17 MS. ARGUDIN: Well, it's also freeing the
18 officers that we have to be in other areas that are
19 highly abused and that we need more presence
20 because, you know, you do need -- there's an
21 officer that's behind looking at every citation,
22 making sure that there's a name to the citation.
23 So if they ever go to court, that they could defend
24 the citation.
25 Miami-Dade County Parks.

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1 MR. DIAZ: So Miami-Dade County Parks. We did
2 a new agreement with them. We're good for another,
3 I believe, one year, but it has up to --
4 MS. ARGUDIN: Five years.
5 MR. DIAZ: -- five-year extension, and then
6 another five-year extension, but they're done
7 every -- year-by-year basis for now.
8 The county parks, we have noticed a decline in
9 revenue and usage. Wilfred and Bert are
10 continuously meeting with the parks manager, they
11 see it too. One of the biggest concerns that they
12 have is -- I forgot the name of this. There's some
13 kind of seaweed or a sea grass that's --
14 CHAIRPERSON JELKE: Sargassum.
15 MR. DIAZ: Sargassum. That's it. Yeah. So
16 that is affecting the visitors at the parks as
17 well. So they're seeing their turnouts are a lot
18 lower.
19 Our enforcement numbers have increased a great
20 deal. We kind of tweaked -- Bert tweaked the way
21 they're managing the enforcement of the parks,
22 different hours, different shifts, to kind of catch
23 people, make sure everybody is kind of, you know,
24 paying. But even with that, we're not seeing the
25 revenue increase. So Wilfred has continuously met

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1 with them almost on a biweekly basis to try to
2 figure that out.
3 The pilot in Pelican with the LPR cameras is
4 working really good. We're getting an average of
5 40 percent compliance there. So that's invoice
6 only. That's what the county parks wanted, and
7 they're happy with that. So, so far that's been
8 working out very well, so we're -- the intent is to
9 expand that into other parks.
10 Homestead will probably be the second park,
11 and what that does for us, it really eliminates --
12 this way an officer does not have to drive all the
13 way to Homestead to enforce the lot or the park.
14 It's done through an LPR. So that will kind of
15 save revenue as far as labor expense on the park
16 side, and it also will increase compliance through
17 the technology. So that's kind of where we're
18 pivoting to, and the parks are in favor of that.
19 So that's kind of the update there.
20 MS. ARGUDIN: Like us, Parks doesn't received
21 citation revenue either, right? So the compliance
22 is where they want to be, which is where we want to
23 be. So we work really closely with them to make
24 sure that people are complying. But even that,
25 like he said, 40 percent, it's like monumental.

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1 Wow, 40 percent is compliant, but the other
2 60 percent is not. So that goes to show you how
3 many people just try to cheat the system and get
4 away with it.
5 And then Coconut Grove Playhouse, hopefully in
6 our time. You know, I think about Art sometimes
7 because that's the project that he, you know, never
8 saw to fruition, right, and he worked on it for
9 like 20 years. I think the first agreement was
10 signed by him, but -- so hopefully we'll see it in
11 our time, but I think we're making really good
12 headway.
13 We are well on our way in the design of the
14 actual garage. They are having community meeting
15 at the end of the month again. But, all in all, we
16 have gone back and forth with our term sheet with
17 the County. It's on their side right now. We
18 haven't really circled back with them in about two
19 weeks, but we continue to move forward and have
20 like weekly or now biweekly meetings on the design
21 on the actual plans for the garage.
22 So we're excited. I think it's going to be
23 great, but it's going to be a little bit of a
24 squeeze for 18 to 24 months while we build the
25 garage.

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1 CHAIRPERSON JELKE: You had mentioned that
2 it's going to go down at some point. Do we have
3 any idea when that might happen?
4 MS. ARGUDIN: No. Next year. I would say
5 2027 for sure, I just don't know when. So I will
6 report to you every month until we have some plan
7 in place.
8 CHAIRPERSON JELKE: Okay.
9 MS. ARGUDIN: That's it.
10 CHAIRPERSON JELKE: Any questions or comments?
11 MR. CASSEL: Yeah, I have one question. I was
12 just looking at the KPI update which is page ten.
13 It shows a bunch of voided. It shows enforcement.
14 What are voided? It shows like issued 6900 and
15 voided 6500. I assume I'm not reading it right
16 because I don't think we're voiding 90 percent of
17 our citations.
18 MR. DIAZ: So since this is a new process,
19 sometimes the -- it's usually the camera picture is
20 not good, the officer doesn't feel comfortable with
21 the image. Because you need a picture of them
22 entering and leaving the lot -- leaving the
23 location.
24 So the main thing, I believe -- and, Bert, you
25 can add to that. I think that they're not

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1 comfortable with that. So we might have to refocus
2 some of the cameras, change the angle a little bit
3 to make sure we're confident, 100 percent, that,
4 yes, this is a good citation.
5 So the majority of those is voided because of
6 that. Oh, I'm sorry. We also have a lot of city
7 vehicles, city police officers that are also
8 parking in these spaces, and for now we're voiding
9 those citations.
10 MR. CASSEL: How do we get them to comply?
11 MR. DIAZ: That's a work in progress, a higher
12 level.
13 MS. ARGUDIN: Send them a citation. I don't
14 understand.
15 MR. DIAZ: Yeah, that's -- we're working on
16 that. Bert is working on that with law enforcement
17 to kind of figure -- it's not only City of Miami.
18 MR. CASSEL: No, I mean, joking aside. The
19 preference here is for city vehicles and police
20 vehicles not to park in those spaces. Let them
21 park in other spaces so that we can get compliance,
22 because if you're a FedEx driver and you expect to
23 stop at that and pay your money and there's city
24 vehicles there, that's a problem. So we need to
25 look into that. Obviously, Bert is working on

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1 that.
2 MR. ESCANDON: Yeah, they do get citations and
3 they call. And, Hey, I got a ticket. I was on
4 duty, you know. So, okay, I'll give you a
5 courtesy, but don't park there again. You got to
6 understand that the area is a Smart Loading Zone.
7 So we try very hard for them to comply.
8 MR. CASSEL: I'm sure it's education for them
9 because --
10 MR. ESCANDON: Yes. Well, they know. Listen,
11 they know what they're supposed to do and they're
12 not supposed to do, but always they're going to try
13 to get away with it.
14 MS. ARGUDIN: We also used to -- I would tell
15 the City, You guys are abusing, you know, the cars.
16 By the way, they also think that because they have
17 a placard, they can park sometimes in a loading
18 zone or in front of a hydrant because --
19 MR. CASSEL: Tow them.
20 MS. ARGUDIN: No comment.
21 (Simultaneous cross-talk.)
22 MS. ARGUDIN: But -- so we talk to the
23 manager, and then -- and in the past, and almost on
24 a quarterly basis, when things start really ramping
25 up, they send out a communication to the entire

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1 city, you cannot -- a reminder. So we used to do
2 that. And now we have to put that back on rotation
3 because it's becoming a little more frequent than
4 it used to be.
5 And so we have to send that communication out,
6 Please, do not park. That does not give you the
7 right to park anywhere. Like none of us park in a
8 place where we're not supposed to. So, you know,
9 that is an education process.
10 MR. CASSEL: Thank you.
11 MR. WILMOTH: Absolutely suggest diplomacy
12 versus war over here.
13 MS. ARGUDIN: Sometimes you have to drop the
14 hammer, right?
15 MR. WILMOTH: The second option could be
16 netting it from the amount of proceeds that go to
17 the City. So that way it's not --
18 MS. ARGUDIN: Oh, wow. And you said, what,
19 not war? What did you say?
20 MR. WILMOTH: Well, I'm trying -- that's not
21 war. That is not war. We're not taking away --
22 MR. CASSEL: You need to say conflict, not
23 war.
24 MR. WILMOTH: There's a difference.
25 MR. CASSEL: Is there? Let's not get into

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1 that. I want to stay nonpolitical.
2 MR. WILMOTH: Yeah. I continue to love the
3 presentation. It's information very easy to
4 digest. Thank you so much.
5 CHAIRPERSON JELKE: Any other questions or
6 comments?
7 If none, I'll entertain a motion to adjourn.
8 MS. LADRON DE GUEVARA: So moved.
9 MR. WILMOTH: Second.
10 CHAIRPERSON JELKE: There's a motion and a
11 second to adjourn.
12 All those in favor?
13 MR. WILMOTH: Aye.
14 MR. CASSEL: Aye.
15 MS. LADRON DE GUEVARA: Aye.
16 CHAIRPERSON JELKE: Aye.
17 This meeting is over. Thank you, everybody.
18 (Thereupon, the meeting was adjourned at
19 8:52 a.m.)
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24
25

1 CERTIFICATE
2
3 THE STATE OF FLORIDA
4 COUNTY OF MIAMI-DADE
5 I, Julia Y. Alfonso, RPR, FPR-C, do hereby
6 certify that I was authorized to and did
7 stenographically report the foregoing proceedings,
8 and that the transcript is a true and complete
9 record of my stenographic notes.
10 I further certify that I am not a relative,
11 employee, attorney or counsel of any of the
12 parties, nor relative or employee of such attorney
13 or counsel, nor financially interested in the
14 foregoing action.
15 Dated this 28th day of September, 2026,
16 Miami-Dade County, Florida.
17
18
19 Julia Y. Alfonso
20 Julia Y. Alfonso, RPR, FPR-C
21
22
23
24
25

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

FROM: Alejandra Argudin, CEO, Miami Parking Authority mc for AA

SUBJECT: Approval of Invitation to Bid ("ITB") No. 26-06 for Elevator Landing Project #2 – Jackson Memorial Hospital Green and Blue Garages Professional Services Agreement with Tomas Luis Building Contractor, Inc.

DATE: October 7, 2026

On August 3, 2026, the Miami Parking Authority ("MPA") issued **Invitation to Bid ("ITB") No. 26-06 for Elevator Landing Project #2 at the Jackson Memorial Hospital Green and Blue Garages.** The ITB was sent to qualified vendors in the General Building Trades and Painting/Waterproofing categories of the City of Miami's Pre-Qualified Specialty/Building Trade Contractors list, established under Request for Qualifications ("RFQ") Contract No. 184144.

The ITB's Scope of Work comprised of removal of signs, pressure washing, repairs, epoxy flooring, painting, and replacement of mats at the Green Garage/Park Plaza West and the Blue Garage/North facilities. On September 4, 2026, three (3) responsive and responsible bids were received and, pursuant to Section 18-85 of the Code of the City of Miami, Florida, as may be amended ("City Code"), the bids were evaluated and tabulated as set forth in the attached Tabulation of Bids.

MPA staff respectfully requests the authority to negotiate and execute a Professional Services Agreement with **Tomas Luis Building Contractor, Inc.**, as the lowest responsive and responsible bidder, in the amount of **$113,950.00**. Furthermore, the MPA staff seeks concurrent authority to allow the MPA Chief Executive Officer ("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.

40 NW 3rd St, Suite 1103
Miami FL 33128
miamiparking.com
T 305.373.6789
F 305.371.9451

TABULATION OF BIDS

ITB 26-06 ELEVATOR LANDING PROJECT #2 - JACKSON MEMORIAL HOSPITAL - GREEN & BLUE GARAGES

Solicitation sent to General Building and Painting/Waterproofing contractors listed in the City of Miami's Pre-Qualified Specialty/Building Trade Contractors by Trade RFQ 184144 pool	FONSIS, LLC	HARBOUR CONSTRUCTION INC.	TOMAS LUIS BUILDING CONTRACTOR
COMPONENT 1 - remove signs	3,600.00	23,100.00	6,000.00
COMPONENT 2 - pressure washing	3,420.00	6,175.00	2,500.00
COMPONENT 3 - rusted doors repairs	22,400.00	20,688.29	31,900.00
COMPONENT 4 - epoxy floor coating	80,900.00	86,742.50	53,500.00
COMPONENT 5 - paint	11,900.00	12,250.00	5,600.00
COMPONENT 6 - mats	16,120.00	71,250.00	14,450.00
GRAND TOTAL	138,340.00	220,205.79	113,950.00

Prepared By:

Anna Parekh

Anna Parekh
Procurement Administrator

Cleared By:

Alejandra Argudin
Chief Executive Officer

4-Sep-26

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

FROM: Alejandra Argudin, CEO, Miami Parking Authority me for AA

SUBJECT: Confirmation of Design District Improvement Committee Members for the Design District Parking Improvement Trust Fund

DATE: October 7, 2026

Pursuant to Section 35-225 of the Code of the City of Miami, Florida, as amended ("City Code"), a Design District Parking Improvement Trust Fund was established to be maintained and administered by the Miami Parking Authority ("MPA"), into which funds shall be deposited and from which funds shall be withdrawn to specifically facilitate parking related needs within the Design District ("District"), including, but not limited to, public off-street parking, infrastructure improvements, maintenance, and marketing to serve the District.

Pursuant to said section of the City Code, a Design District Improvement Committee ("Committee") was also established consisting of seven (7) voting members. Four (4) of the seven (7) voting Committee members shall be subject to confirmation from the MPA Board of Directors ("Board") and shall have the following membership requirements:

(a) two (2) voting Committee members shall be unassociated property owners within the District and shall serve two-year terms; and,

(b) two (2) voting Committee members shall represent unassociated retail and/or restaurant/bar establishments within the District and shall serve three-year terms.

Currently, the MPA is seeking Board confirmation for the following Committee members representing District property owners:

- **Reappointment of David Holtzman, Chief Development Officer, DACRA,** for the two (2) year term of October 12, 2026 – October 12, 2028. A biography of the Committee member is attached hereto as Exhibit "A".

- **Appointment of Gregory Freedman, Co-Founder and Co-CEO, BH3 Management,** for the two (2) year term of October 7, 2026 – October 7, 2028. A biography of the Committee member is attached hereto as part of the same Exhibit "A".

MPA staff respectfully requests the Board's confirmation of these individuals, representing District property owners, as voting Committee members of the Design District Improvement Committee.

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miamiparking.com
T 305.373.6789
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EXHIBIT A

Biographies of Property Owner Members

David Holtzman, DACRA (Reappointment)

David Holtzman serves as the Chief Development Officer for Design District Management Inc. d/b/a DACRA ("DACRA") and leads all company-wide development and construction activities. Throughout his decades-long tenure with DACRA, David has been a key member of the leadership team responsible for the creation and implementation of DACRA's re-development and new construction projects on Lincoln Road in South Beach, Aqua in Mid-Beach, and the Miami Design District. David has worked closely with the Miami Parking Authority during his tenure at DACRA, was part of the team that authored and implemented the Design District Trust Fund and has previously served on the Design District Trust Fund as one of its founding members.

Gregory Freedman, BH3 Management (New Appointment)

Gregory Freedman is Co-Founder and Co-Chief Executive Officer for BH3 Management LLC ("BH3 Management"), a vertically integrated real estate investment, development, and asset management firm. Gregory oversees the firm's investment strategy, capital markets, fundraising, and transaction execution activities and serves on the firm's Investment Committee. Gregory also serves as Co-Portfolio Manager for several credit strategies and related funds managed by BH3 Fund Advisors, an SEC-registered investment adviser and subsidiary of BH3 Management.

Throughout his career, Gregory has led the acquisition, financing, development, and asset management of complex real estate investments across multiple asset classes. Under Gregory's leadership, BH3 Management and its affiliates have developed and invested in several million square feet of commercial, residential, mixed-use, and hospitality projects throughout South Florida and New York. He has extensive experience in real estate finance, structured credit, debt and equity capital formation, joint ventures, and institutional investment management.

Gregory remains actively engaged in the continued growth and development of South Florida's communities through responsible investment, development, and long-term stewardship of real estate assets.

OPERATIONS REPORT

August 2026

ON-STREET REVENUE

$4,113,213	$3,243,669
Actual	Budget
54	13,294
# of PAD's	On-Street Spaces

MOBILE APP REVENUE

$4,203,972

898,252 transactions

% of Revenue: 99%

ENFORCEMENT

Citations Issued: 28,281 *

$595,297 (Revenue generated for the City of Miami *)

$292,852 (Revenue generated for Miami-Dade County)

OFF-STREET

Metric	Actuals	Budget
Parking Garages Revenue	$920,096	$841,381
Parking Lots Revenue	$912,744	$851,438

Facilities	Monthly Customers	Transient Customers
Garage 1	1,267	10,449
Garage 3	1,466	13,864
Garage 4	1,096	6,260
Garage 5	305	11,012
Lots	1,866	
Lot 18		9,510
Lot 72		7,674
13	67	33,182
Garages managed/owned by MPA	Lots managed/owned by MPA	Off-Street spaces

* Includes Automated Enforcement

COMMUNITY PARTNERSHIPS

Board of Directors | August 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
August	$86,117	$130,601	**+51.7%**	1,795	2,270	**-3.9%**

Board takeaway: Strong year-over-year revenue growth continued in August, while citation activity was modestly below the prior-year period.

VILLAGE OF PALMETTO BAY

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
August	N/A	$9,004	**N/A**	N/A	138	**N/A**

Board takeaway: Partnership activity generated $9,004 in revenue and 138 citations as operations continue to mature.

MIAMI-DADE COUNTY PARKS

Month	Revenue FY24-25	Revenue FY25-26	YoY	Citations FY24-25	Citations FY25-26	YoY
August	$780,337	$839,923	**+7.6%**	2,309	3,306	**+43.2%**

Board takeaway: Gross parking revenue increased year over year, while citation activity rose substantially compared with August 2025.

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

MIAMI PARKING PROGRAMS KPI UPDATE

BUSINESS UNIT FOCUS | JUNE 26 – SEPTEMBER 30, 2026

ISSUED CITATIONS ONLY (EXCLUDES VOIDED)

AUTOMOTUS CAMERA PROGRAM

SMARTER CURBS. SAFER STREETS. STRONGER COMMUNITIES.

SMART LOADING ZONES (SMLZ)

Supporting Commercial Activity

15 LOCATIONS | 18 CAMERAS

103 Active Permits
23.3% Approval Rate

15 Total Locations

3,674 Issued Citations
32.6% of Total Issued

$140,438.00 Total Revenue (Issued Only)

$46,812.67 Clerk of Courts (1/3) **33.33%**

$93,625.33 City Share (2/3) **66.67%**

TRAFFIC LANE CAMERAS (TLC)

Improving Safety and Mobility

10 LOCATIONS | 19 CAMERAS

10 Total Locations

19 Total Cameras

7,609 Issued Citations
67.4% of Total Issued

$494,460.00 Total Revenue (Issued Only)

$164,820.00 Clerk of Courts (1/3) **33.33%**

$329,640.00 City Share (2/3) **66.67%**

11,283 Total Issued Citations (SMLZ + TLC)

$634,898.00 Total Gross Revenue (Issued Only)

$211,632.67 Clerk of Courts (1/3) **33.33%**

$423,265.33 City Share (2/3) **66.67%**

COMMERCIAL ACTIVITY SUPPORTED

SMLZ accounts for **32.6%** of issued citations, helping to keep curb space available for businesses and deliveries.

IMPROVED ROADWAY SAFETY

TLC accounts for **67.4%** of issued citations, targeting obstructing traffic and improving safety and mobility.

MEANINGFUL REVENUE FOR THE CITY

The City receives **66.7%** of total revenue, totaling **$423,265.33** from June 26 through September 30, 2026.

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 Share
1/3 (33.33%)	2/3 (66.67%)

DISCLAIMER: Revenue amounts reflect a **base forecast** based on the total value of issued citations and **are not representative of actual collected revenue.** Actual collections may differ due to payment timing, delinquency, appeals, voids, and other adjustments. Figures include issued citations only and exclude voided records.