



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

FROM: Alejandra Argudin, Chief Executive Officer, Miami Parking Authority

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

SUBJECT: FY 2026 Miami Parking Authority Operating Budget

DATE: June 4, 2025

Staff is requesting that the Board give its approval for the FY 2026 Miami Parking Authority Operating Budget and related Board Resolution which are attached hereafter.



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

FROM: Alejandra Argudin, Chief Executive Officer, Miami Parking Authority

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SUBJECT: FY 2026 James L. Knight Center Operating Budget

DATE: June 4, 2025

Staff is requesting that the Board give its approval for the FY 2026 Knight Center Garage Budget.

KNIGHT CENTER GARAGE
Proposed FY 2026 Operating Budget

	FY 2024	FY 2025	FY 2026	\$ Change		% Change	
				Requested	Requested	Requested	Requested
	Actual	Adopted	Requested	vs	vs	vs	vs
	Actual	Adopted	Requested	Actual	Adopted	Actual	Adopted
Operating Revenues:							
Garage Daily Revenues	\$ 1,035,866	\$ 920,000	\$ 966,740	\$ (69,126)	\$ 46,740	(6.67)	5.08
Garage Daily Non-Taxable	-	-	-	-	-	-	-
Garage Monthly	1,947,203	1,800,000	2,000,000	52,797	200,000	2.71	11.11
Special Events	335,493	250,000	250,000	(85,493)	-	(25.48)	-
Sales Tax Commission	270	-	-	(270)	-	(100.00)	-
Miscellaneous Income	-	-	-	-	-	-	-
Total Operating Revenues	3,318,832	2,970,000	3,216,740	(102,092)	246,740	(3.08)	8.31
Operating Expenses:							
Regular Earnings	211,363	251,507	275,984	64,621	24,477	30.57	9.73
Accrued Vacation and Sick Pay	23,734	16,231	17,822	(5,912)	1,591	(24.91)	9.80
Overtime Earnings	33,018	-	-	(33,018)	-	(100.00)	-
Uniform	-	600	1,000	1,000	400	-	66.67
Social Security (Employer Contribution)	16,720	19,578	21,474	4,754	1,896	28.43	9.68
Retirement	29,212	12,628	14,373	(14,839)	1,745	(50.80)	13.82
Group Insurance	17,260	22,145	23,373	6,113	1,228	35.42	5.55
Insurance Expense Workers Comp	17,956	4,398	4,725	(13,231)	327	(73.69)	7.44
Employee Benefits - Life Ins., Disability, etc.	7,551	6,241	6,854	(697)	613	(9.23)	9.82
Professional Services: Other	1,392,016	10,000	10,000	(1,382,016)	-	(99.28)	-
Audit Fees	7,500	8,000	8,000	500	-	6.67	-
Other Expenses (cashier over/short)	710	-	-	(710)	-	(100.00)	-
Taxes- Other and Licenses	6,221	-	-	(6,221)	-	(100.00)	-
Other Contractual Services	619,768	633,500	680,838	61,070	47,338	9.85	7.47
Telephone	10,560	11,000	11,000	440	-	4.17	-
Light & Power	61,050	63,500	64,000	2,950	500	4.83	0.79
Water	20,964	24,000	24,000	3,036	-	14.48	-
Insurance Expense - General Liability	103,509	53,852	53,896	(49,613)	44	(47.93)	0.08
Repair and Maintenance	143,969	167,500	169,500	25,531	2,000	17.73	1.19
Printing	10,614	7,750	8,000	(2,614)	250	(24.63)	3.23
Office Supplies	4,206	3,300	4,500	294	1,200	6.99	36.36
Housekeeping Supplies	13,629	10,000	12,000	(1,629)	2,000	(11.95)	20.00
Expendable Tools	55	2,000	2,000	1,945	-	3,536.36	-
Budget Reserve	-	-	-	-	-	-	-
Total Operating Expenses	2,751,585	1,327,730	1,413,339	(1,338,246)	85,609	(48.64)	6.45
Net Revenue Over Expenses	\$ 567,247	\$ 1,642,270	\$ 1,803,401	\$ 1,236,154	\$ 161,131	217.92	9.81



TO: Arthur Noriega, City Manager, City of Miami

FROM: Alejandra Argudin, Chief Executive Officer, Miami Parking Authority *AA Argudin*

SUBJECT: FY 2026 Miami Parking Authority Operating Budget

DATE: June 4, 2025

Enclosed is the budget for the Department of Off-Street Parking for the Fiscal Year 2025-26. This budget was approved by the Off-Street Parking Board at its meeting of June 4, 2025.

Please place approval of this budget by the City Commission on the agenda for September 11, 2025.

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

Enclosure

cc: Marta Gomez-Chen
Angela Smith



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

FROM: Alejandra Argudin, Chief Executive Officer, Miami Parking Authority *Argudin*

SUBJECT: FY 2026 Miami Parking Authority Operating Budget

DATE: June 4, 2025

Enclosed is the budget for the Department of Off-Street Parking for the Fiscal Year 2025-26. This budget was approved by the Off-Street Parking Board at its meeting of June 4, 2025.

We respectfully request your approval of this budget at your meeting scheduled for September 11, 2025.

Enclosure

cc: Marta Gomez-Chen
Angela Smith



Honorable Mayor and Members of the City Commission:

During Fiscal Year 2024-2025, Miami Parking Authority (MPA) continued to fulfill its mission as a parking and revenue resource to the City of Miami. As a result, MPA has increased its market share while continually improving customer satisfaction and fulfilling its mission to meet the City's parking needs.

Accomplishments During Fiscal Year 2024-2025

MPA's accomplishments during Fiscal Year 2024-2025 included the following:

Planning and Development

MPA has strengthened its relationships with community stakeholders by expanding strategic public-private partnerships throughout the City of Miami. These efforts were focused on expanding the parking inventory in the central business district, increasing public green space, and improving a micro-mobility network to facilitate seamless last-mile transportation from public parking facilities to various destinations. These initiatives positioned MPA as a catalyst for economic development, enhanced curb appeal, fostered community engagement, and improved constituents' quality of life in the City of Miami.

The authority began facility improvements across all locations to ensure compliance with the current City of Miami code requirements and State of Florida regulatory standards. This initiative reinforces MPA's position as an industry leader in providing convenient parking. By completing these upgrades, MPA aims to enhance the safety and comfort of its patrons while providing a secure and well-functioning parking facility for public use.

Additionally, MPA's partnership with College Station Partners, LLC, to redevelop the College Station garage (G3) continues to progress. The developer's construction and architectural teams have successfully completed all necessary studies, surveys, and inspections to develop a comprehensive and safe demolition plan. The new design for the College Station garage will feature a consumer-responsive, modern public parking facility, residential apartments, and a retail component. This mixed-use development will be a state-of-the-art building providing workforce housing and convenient parking.

Lastly, the authority has finalized its negotiations with the Lions Group NYC to develop an impressive, mixed-use tower in the centrally located Cultural Center Garage (G2). The developer completed the demolition of the existing parking garage. The new development will include a retail area and comprise residential units. The forthcoming structure will have a modern design with high-quality finishes while ensuring it meets the parking needs in the area.

To expand on the previous statement, the construction industry in the U.S. is currently undergoing a phase of reassessment in response to evolving market conditions. Supply chain delays, raw material costs, sourcing challenges, and financing impediments are reshaping the market. As the construction sector evolves in the face of these fluctuations, MPA, like many others, is pausing the construction schedules of the two downtown garages. This pause is a strategic move to allow the economic landscape to stabilize before proceeding. Nonetheless, MPA's commitment to seeing these projects through remains unchanged.

Information Technology

MPA's Information Technology (IT) department has focused on proactively identifying and mitigating emerging security threats. Through implementing innovative solutions and advanced technologies across MPA facilities, the department has made significant progress in enhancing operational efficiency, fortifying security measures, and optimizing employee management processes. These accomplishments form the foundation for the long-term growth and development of the Operations division, underscoring MPA's commitment to maintaining its position as an industry leader in the advancement of parking technology.

MPA's IT professionals strategically redesigned the Miami Parking Authority website to enhance customer experience. They added additional functionality while strengthening security features to better protect against potential cyber threats. This upgrade improves overall functionality and enhances the safety of users accessing online services.

Additionally, a comprehensive e-learning system was launched, offering an on-demand curriculum to educate employees on cybersecurity threats and best practices when accessing internal networks for business purposes. This initiative added an extra layer of security to internal networks, effectively reducing the risk of cyberattacks on the MPA e-commerce network.

Lastly, MPA continues to evaluate and streamline business-critical processes to enhance the quality of customer service for internal and external stakeholders. In FY 2024-2025, the IT department implemented an automated workflow system and a self-service portal, reducing processing times and increasing flexibility in product offerings for residents and visitors at our facilities.

Operations

Operationally, Miami Parking Authority continues to lead the industry in technology innovation, consistently implementing forward-thinking initiatives that enhance the quality of

life for residents and visitors throughout Miami-Dade County. With a strong focus on convenience and efficiency, MPA remains committed to delivering reliable, accessible parking solutions.

To support this mission, the Operations team actively researches and deploys cutting-edge technologies that address the community's evolving needs. In FY 2024–2025, this approach was exemplified by expanding MPA's partnership with the City of Doral. Initially centered on municipal services, the partnership now includes management of private parking facilities owned by Codina Partners. To further support economic development in downtown Doral, MPA added critical new parking spaces, improving accessibility in the growing city center.

Operational improvements extended to the Enforcement Department, which upgraded its field equipment, including body cameras and handheld citation devices. These enhancements support transparency and accountability and improve citation issuance, permit processing, and overall time efficiency for field staff.

MPA continued to lead the way in digital payment innovation throughout FY 2024–2025. As one of North America's top municipal adopters of mobile app payments, MPA achieved record-breaking results, with approximately 920,000 new user registrations and over 9.4 million transactions processed across its system, generating nearly \$41.4 million in revenue. An impressive 98% adoption rate across MPA facilities underscores the strong customer preference for this seamless and convenient payment method. Further enhancing user experience, MPA introduced a multi-vendor solution, allowing customers to choose from multiple apps to pay for their parking stay.

Public Health Trust

In FY 2024–2025, Miami Parking Authority strengthened its longstanding relationship with the Public Health Trust, providing comprehensive parking management services at Jackson Memorial Hospital's main and auxiliary campuses.

Overseeing 6,149 parking spaces, MPA maintained fiduciary responsibility for approximately \$9.2 million in revenue for the County's public hospital system. During the fiscal year, a key focus was restoring the Park Plaza East and West buildings as part of the County's 40-Year Recertification Program. MPA expanded operations to include two new lots at the Jackson South facility, adding 145 spaces to its managed inventory. This ongoing partnership underscores MPA's commitment to delivering high-quality service and operational excellence, supporting vital public health services.

Marlins Park Operations

MPA's collaboration with the Miami Marlins evolved into a model for technology-forward operations. The implementation of free-flow license plate recognition (LPR) technology and the launch of the Blinkay pilot program marked significant milestones. Free-flow enables seamless, automated vehicle entry and exit during Marlins games, while Blinkay introduces a user-friendly QR code payment platform and an invoice-by-mail option. This innovative solution allows customers to pay for parking during or after events, before receiving a citation,

significantly enhancing customer experience and improving compliance across the stadium facilities.

Spot Hero Integration

MPA further expanded its digital reach with Spot Hero. This prepaid platform now includes extended cruises, airports, and hotel parking. Furthermore, the authority also added more event facilities, such as Lot 92 (MDC #1) and Lot 94 (MDC #3). Since launch, the service has facilitated over 8,600 transactions.

Freebee Micro-Mobility Service

Sustainable and accessible transportation remained a key focus, with Freebee as the cornerstone of MPA's micro-mobility strategy. This on-demand service connects parking locations to customers' final destinations, particularly in high-density business districts. In response to growing demand, MPA extended Freebee operations by introducing a new route from the Regatta Harbor garage to downtown Coconut Grove. Freebee has transported over 40,000 passengers across the central business district and Coconut Grove, demonstrating its value in supporting urban mobility, a service to the public, local commerce, and environmental goals.

Hurricane Parking Program

To support emergency preparedness, MPA expanded its Hurricane Parking Program to offer sheltered parking during flood watches and warnings. A new electronic application system streamlined enrollment, reducing processing times by over 80%. System-generated QR codes replaced manual hangtags, enabling real-time issuance of access credentials and significantly improving the authority's response efficiency during activation periods.

Community Engagement

In FY 2024-25, Miami Parking Authority continued to broaden its role as more than just a parking operator, positioning itself as a committed community partner. Through thoughtful engagement and strategic outreach, MPA actively supported efforts that promote neighborhood beautification, economic growth, civic engagement, and enhanced customer service.

Moreover, MPA has a communication program that prioritizes building relationships with the public it serves. The program includes communicating with internal and external stakeholders and provides a platform for two-way communication. Below are some communication functions the authority implements to keep the public informed before, during, and after programs and projects are executed.

1. Stakeholder relations build community, help MPA engage with organizations and groups, support grassroots initiatives, and foster goodwill across neighborhoods.

2. Media outreach helps the authority reach multiple audiences with key messages of interest to the community. Good relationships with journalists allow MPA to explain and distill complex, technical information to its stakeholders and the public, informing them of programs that benefit them.
3. Brand recognition strengthens awareness of public facilities across Miami, driving parking customers to convenient, accessible, and reasonably priced spaces.
4. Crisis communication implements plans to inform the public about potential storms and other events that could impact the community.
5. MPA expanded its digital strategy to improve outreach in both Miami and Doral, placing a renewed emphasis on organic content creation. Engaging social media reels helped increase visibility and interaction on Instagram, Facebook, and LinkedIn platforms. These efforts allowed MPA to deliver real-time updates to residents, merchants, and visitors, ensuring they remained informed and connected to the authority's services and community initiatives. Collaboration with local organizations further amplified these efforts, allowing MPA to support and promote neighborhood events and campaigns actively.

Beyond communications, MPA's leadership team remained deeply involved in the community by serving on advisory boards and committees. This active participation fostered transparency and created meaningful opportunities for residents to share input and shape MPA's policies and priorities.

Through these actions, MPA reinforced its commitment to community engagement, showing that its impact extends beyond the curb into the heart of the neighborhoods it serves.

Green Initiative

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

Sincerely,



Alejandra Argudin
Chief Executive Officer