

2025

# Propark

## MOBILITY

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### SOUTHERN CALIFORNIA OVERVIEW

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# About Us

## OUR MISSION

Propark Mobility recognizes the power of human connection. We believe that great service begins with a company culture that values employees for who they are, not just what they can do. This allows us to develop genuine relationships with our partners, clients, and communities.

## OUR VISION

Our vision is to build transformational technologies, implement perfect solutions, and lead the way in the parking and mobility industry.

## OUR STORY

Propark Mobility began in 1984 with a single 60-space parking lot in Hartford, Connecticut. Today, the company is a national leader with over 1,000 locations across 140+ cities.

Specializing in five-star customer service, innovative mobility solutions, and sustainable practices, Propark leverages cutting-edge technology to optimize operations and deliver exceptional parking experiences.

With an entrepreneurial approach and a steadfast commitment to its core values, Propark helps clients unlock greater profitability and efficiency in their parking assets. From local partnerships that support communities to strategic collaborations with leaders in hospitality, technology, and healthcare, Propark's dedication to employee success and social responsibility drives its position as a trusted national partner.



### Propark Network



### Airport Parking



### Products & Services



# Our Partners

## MOBILITY & TECHNOLOGY CAMPUSES

Google

Meta

YouTube

WAYMO

ebay

KIRKLAND  
URBAN

## HOSPITALITY

Marriott  
HOTELS • RESORTS • SUITES

Hilton

IHG  
HOTELS & RESORTS

WESTIN  
HOTELS & RESORTS

FOUR SEASONS

HYATT

## HEALTHCARE

Yale  
NewHaven  
Health

CHA  
Cambridge

Sutter Health

THE UNIVERSITY OF TEXAS  
MD Anderson  
Cancer Center

Northwell  
Health

Baylor Scott & White  
HEALTH

## UNIVERSITIES

Yale

HARVARD  
UNIVERSITY

OHIO STATE

Georgetown  
University

Mount  
Saint Mary's  
University

COLUMBIA  
UNIVERSITY

## STADIUMS & EVENTS

Minute  
Maids  
Park

TOYOTA  
CENTER

OAKLAND  
ARENA

TD GARDEN

PayPal Park

moda  
center

## COMMERCIAL

BANK OF AMERICA

UBS

HUDSON  
PACIFIC  
PROPERTIES

EQUITY  
RESIDENTIAL

CUSHMAN &  
WAKEFIELD

Hines

## MUNICIPALITIES

NEW YORK CITY  
DOH

CRDA | Capital Region  
Development Authority

MCCA  
Metropolitan Council  
Development Authority

PORT  
DEVELOPMENT AUTHORITY

NYC / EDC

**380,000+** Spaces

**29** States

**250+** Cities

**1000+** Locations

**\$500M** Assets Managed

as of January 2025

## Prominent Cities:

Boston, New York City, Hartford, Washington DC,  
Orlando, Cleveland, Columbus, Denver,  
St. Louis, Houston, Salt Lake City, Los Angeles,  
San Francisco, Portland

# Segments Served

## Airport

Propark's near-airport parking solutions leverage advanced technology, dynamic pricing, and personalized service to streamline travel and foster customer loyalty.

## Class A Office

Propark enhances Class A office parking with tailored solutions that boost tenant satisfaction, maximize revenue, and streamline space usage.

## Commercial

Combining proprietary technology with industry expertise, Propark customizes commercial parking systems to strengthen efficiency and boost customer satisfaction.

## Healthcare

Propark's healthcare parking services deliver compassionate care, efficient shuttle solutions, and personalized assistance to improve patient experiences.

## Hospitality

Propark elevates hospitality parking with expertly trained teams, delivering seamless guest experiences and customized solutions that drive revenue.

## Mobility

Propark integrates sustainable transportation, parking management, and micromobility solutions to improve commuter experiences and reduce single-vehicle usage.

## Residential

Propark's residential parking programs include valet services, License Plate Recognition, and tailored amenities to simplify and elevate daily living.

## Stadium & Event

Propark optimizes event parking operations with advanced technology, traffic flow expertise, and flexible strategies for seamless coordination and customer service.

## University

From premium shuttles to custom traffic plans, Propark provides scalable university parking services that maximize space and enhance campus transportation.



# Our Team



**Kevin Gordon**  
Executive Vice President



**Joe Caputo**  
Senior Vice President



**Honor Miele**  
Regional Vice President



**Michael Arce**  
Regional Vice President  
Business Development



**Carla Martinez**  
Regional Manager



**Sergio Amezcua**  
Area Manager



**Balmore Catalan**  
Area Manager

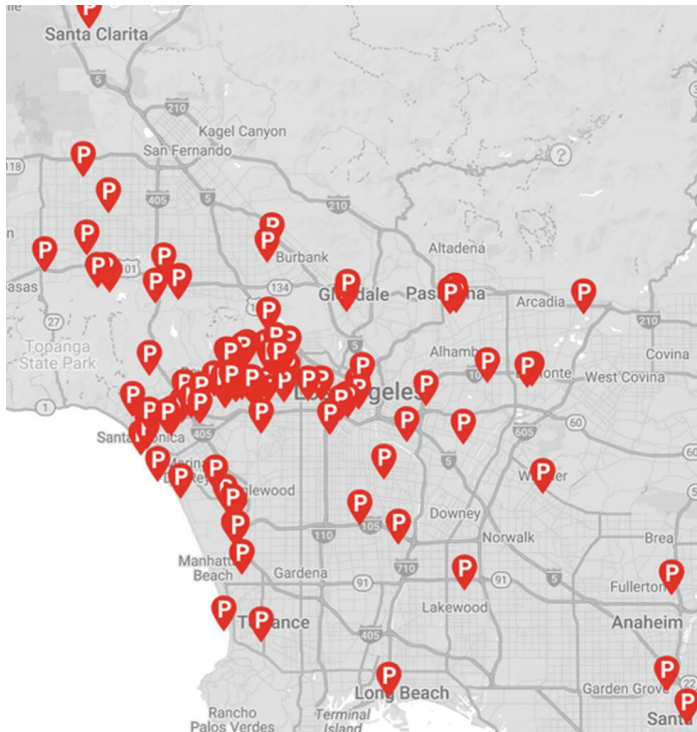


**Rick Conti**  
Area Manager



**Richard Salazar**  
Area Manager

# Local Presence



## Local Leadership:

- (1) Executive Vice President
- (1) Senior Vice President
- (3) Regional Vice Presidents
- (3) Regional Managers
- (8) Area Managers

## Facts the Region:

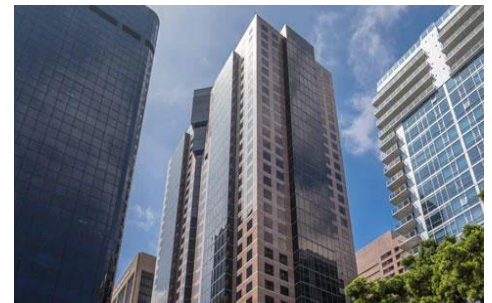
- 140+ locations
- 450+ local team members
- 19,000+ parking stalls



Sunset Tower



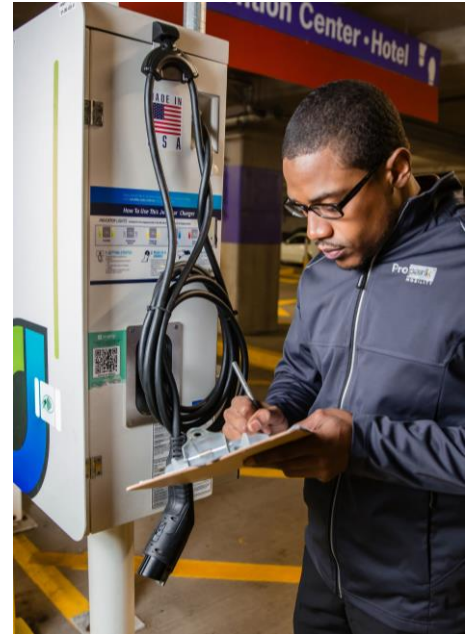
Mission Inn Hotel & Spa



Symphony Towers



# Services Offered



## Parking Management

Propark specializes in customized parking management solutions, combining cutting-edge technology, strategic marketing, and unparalleled service to optimize operations, improve customer satisfaction, and deliver consistent revenue growth for clients across diverse industries.

## Valet

Propark combines operational expertise, five-star service, and comprehensive training from luxury hotel professionals to deliver valet solutions that elevate the customer experience and meet the unique needs of hotels, medical facilities, high-end residences, and more.

## Mobility

Propark's comprehensive mobility solutions integrate shuttles, micromobility, and Transportation Demand Management to reduce congestion, advance sustainability, and improve transportation experiences for campuses, office properties, and other distinct operations.

## Electrification

From site assessments and network management to tailored maintenance and technical support, Propark provides end-to-end electrification solutions that enable properties to meet the growing demand for EV charging while maximizing operational efficiency and sustainability.

## Shuttles

From municipalities to office campuses, Propark's reliable shuttle services are tailored for diverse industries, offering fixed-route solutions and non-emergency transportation to ensure efficient, seamless commutes that enhance operations and improve user satisfaction.



# Our Technology



## Cloudpark Command

Cloudpark Command redefines parking management with 24/7 remote customer service and real-time analytics. By reducing payroll costs, enhancing revenue capture, and providing vital insights, it delivers unmatched operational efficiency and exceptional parking experiences.



## Lightning Pay

Lightning Pay transforms parking with simple QR code payments, eliminating the need for kiosks or PARCS equipment. This zero-capital solution facilitates seamless transactions, supports customizable rates, and delivers real-time data to optimize operations and maximize revenue.



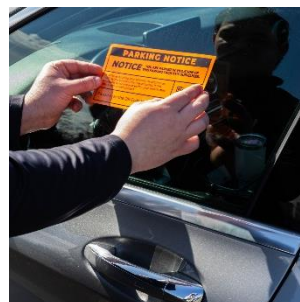
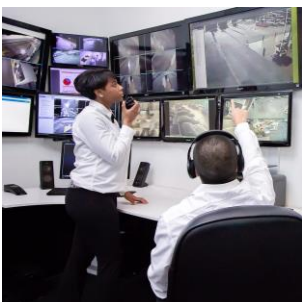
## Enforcement Lite

Enforcement Lite ensures compliance and monetizes underutilized spaces with parker-friendly solutions like non-adhesive violation stickers and convenient digital payment options. Detailed violation and revenue reports enhance oversight, improving lot efficiency and boosting revenue capture.



## Bolt 360

Bolt 360 offers touchless entry and payment, revolutionizing parking operations with QR code-powered access. Parkers simply scan a code to enter and exit, eliminating paper tickets and wait times. This streamlined solution enhances convenience for customers while optimizing operations.





Technology

# Cloudpark Command



Reduce operational expenses and enhance customer service with 24/7 remote management.



## Decreased Payroll Expenses

Reduce monthly payroll expenses by up to 94% by replacing onsite staff with remote management.

## Safeguarded Profits

Safeguard revenue with comprehensive slippage monitoring that proactively addresses concerns.

## 24/7 Customer Service

Enhance the customer experience with 24/7 access to customer service ambassadors.

## Reporting & Analytics

Optimize operations with real-time visibility into occupancy, equipment status, and transactions.

## Optimized Revenue

Boost revenue capture with customer rate integrity, charging parkers the right rate at the right time.

## Seamless Integration

Seamlessly integrate with existing systems and all major PARCS equipment, launching operations in one day.

Technology

# Lightning Pay



Simplify the parking experience through contactless payment technology without any capital expense.



## Zero Capital Expense

Monetize your parking facility without traditional capital expenses through our QR-code technology.

## Safeguarded Profits

Safeguard revenue with comprehensive slippage monitoring that proactively addresses concerns.

## 24/7 Customer Service

Enhance the customer experience with 24/7 access to customer service ambassadors.

## Reporting & Analytics

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Technology

# Bolt360



Transform the parking experience with a fast, contactless, and app-free solution that seamlessly integrates with existing infrastructure.



## Seamless Experience

Customers enter and exit quickly and easily by scanning a QR code — no tickets, kiosks, or apps required.

## Safeguarded Profits

Safeguard revenue with comprehensive slippage monitoring that proactively addresses concerns.

## No Infrastructure Changes

Bolt360 attaches directly to the gate arm, requiring no PARCS removal, cutting installation costs and downtime.

## Uninterrupted Operation

Bolt360 uses wireless internet, operating independently of PARCS systems, keeping gates functional and revenue flowing.

## Full Control & Insight

Unlike competitors, Bolt360 gives you full ownership of parking data for operational insights and revenue growth.

## Seamless Integration

Seamlessly integrate with existing systems and all major PARCS equipment, launching operations in one day.



Technology

# Enforcement Lite

ENFORCEMENT  
LITE

Improving parking violation revenue collection via non-adhesive stickers with digital payment options.



## App-Free, Friction-Free Resolution

Parkers resolve violations by scanning a QR code—no downloads, logins, or accounts required.

## Revenue Recovery Without Conflict

Replace tows and boots with parker-friendly digital notices that protect your bottom line without escalating tension or damaging the experience.

## Real-Time Visibility

Operators get centralized oversight with live dashboards, compliance trends, and violation history—empowering smarter decisions without added effort.

## Zero Infrastructure Required

Enforcement Lite works with branded, non-adhesive stickers and mobile dashboards—no kiosks, meters, or cameras to install.

## Supports Service-Focused Teams

By simplifying workflows and reducing confrontation, Enforcement Lite helps staff stay focused on service—not conflict or paperwork.

## Scalable Across Sites

From a single lot to multi-site portfolios, Enforcement Lite scales effortlessly.

# Company Culture

## Pillars of Propark

### Community

We cultivate supportive, impactful, and empowering relationships with individuals and organizations in our local communities to drive change.

### Commitment

We root our partnerships in transparency, honesty, and collaboration to build trust, ensure mutual success, and create lasting impacts.

### CARma

We collaborate with local initiatives and national nonprofits to support their missions of bringing resources to people in need.

### Connection

We foster strong, personal relationships with our customers, clients, and team members to cultivate meaningful, collaborative opportunities.



## A Culture of Good CARma

Propark believes in doing right by others and supporting our local communities. Through our philanthropic program, Good CARma, we support charitable and community outreach initiatives in our host cities nationwide.

## Circle of Excellence

We honor four extraordinary team members through our monthly Circle of Excellence program. From coast to coast, we celebrate the outstanding accomplishments of our Rock Stars and Leaders of the Month.

## Women of Propark

Our Women of Propark initiative is committed to promoting leadership, professional growth, and enrichment for all company employees through educational opportunities, networking, mentorship, and support.

# Thank you!

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**For more information, please  
contact us:**

**[www.propark.com](http://www.propark.com)**

