

Lincoln Road Business Improvement District
Board of Directors Summary Meeting Minutes
April 17, 2025
10:00 a.m. – 11:30 a.m.

In Person

New World Center, 500 17th Street, Miami Beach, Florida 33139, 4th Floor Conference Room

Join Zoom Meeting

<https://zoom.us/j/4744547055?pwd=YXo1TmUrR0ZNMmJYNiVLZVVEVjczZz09>

Meeting ID: 474 454 7055

Password: 808879

Call-in: +1 301-715-8592 Meeting ID: 474 454 7055#

**MEETING CONDUCTED WITH IN-PERSON QUORUM
AND VIA TELECONFERENCE SUMMARY MINUTES
(recording available upon request)**

In-Person

Lyle Stern, President
Mindy McIlroy, Vice President
Alan Khoudari, Treasurer
Yuri Rebello, Secretary
Melvin Schlessler, Board Member
Maria Stead, Board Member
Clifford Stein, Board Member
Julie Quittner, Board Member
David Herzberg, Board Member
Anabel Llopis, LRBID Executive Director
Natalie Mejia, LRBID Staff
Claudia Jagid, District Consulting

Virtual

Elba Machado, Board Member
Freddie Peterson, Ex Officio Board Member
Carla Berens, Property Owner
Robert Quittner, Property Owner
Lyle Chariff, Chariff Realty
Max Gelband, Comras Company
Vicki Freeman, Comras Company
Misha Harris, Pontegadea
Monika Entin, MHE Law (Ultra Supper Club)
Alyssa Kriplen, Ultra Supper Club

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Virtual (cont'd)

Commissioner Joe Magazine, City of Miami Beach

Luis Atencio, City of Miami Beach

Lisette Arrogante, City of Miami Beach

Fernando Pestana, City of Miami Beach

Diana Fontani, City of Miami Beach

Daniel Azuri, City of Miami Beach

Charles Premdas, City of Miami Beach

Lauren Firtel, City of Miami Beach

Hailey Fine, O&G

Jessica Barrios, Dana Agency

Danny Diaz, CBRE

Brian Feit, BMF

“iPhone”

AGENDA

I. WELCOME/INTRODUCTIONS/ROLL

II. GENERAL AGENDA ITEMS

A. Ultra Supper Club Miami Application - Monika H. Entin, Esq.

1. Presentation of a high-end restaurant and entertainment concept by INK Entertainment Group, operators of Byblos, Level 6, Amal, and Sofia.
2. Proposed venue is a 5,000 sq. ft. space featuring a stage and reduced seating compared to the previous tenant.
3. Concept includes brief (5-10 minute) performances throughout the evening; no dance floor is proposed.
4. **Alan Khoudari made a motion to issue a letter of support for design review and Planning Board approvals. Clifford Stein seconded the motion. Motion passed unanimously.**

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B. Community Night Out on Lincoln Road

1. Commissioner Magazine proposed event to bring residents to Lincoln Road
2. Suggested free parking, restaurant activations, potential quarterly occurrence
3. **Melvin Schlessor moved to approve the concept and workshop the specifics of timing and activities. Lyle Stern seconded the motion. Motion passed unanimously.**

III. APPROVAL ITEMS

A. Pilot La Poubelle Concept at 420 Lincoln Road

1. **Lyle Stern moved to approve \$2,500 in financial support for Young Musicians Unite to manage the technical aspects of the La Poubelle pop up on Lincoln Road. Melvin Schlessor seconded the motion. Motion passed unanimously.**

B. Minutes from Thursday, January 9, 2025 LR BID Board Meeting

1. **Mindy McIlroy move to approve the minutes from the Thursday, January 9, 2025 LR BID Board Meeting. David Herzberg provided the second. Motion passed unanimously.**

IV. DISCUSSION OF BID FINANCES

- A. Natalie Mejia provided an update on outstanding assessment collections.
- B. Anabel Llopis provided a financial update as of March 31, 2025.

V. GENERAL AGENDA ITEMS

- A. Anabel Llopis provided an update on the LRBID 2025-2035 renewal.
- B. Claudia Jagid provided an update on the request to the City of Miami Beach regarding the integration of seasonal florals and plants along Lincoln Road.
- C. Anabel Llopis provided an update on discussions with the City regarding a potential partnership for Mardi Gras 2026 on Lincoln Road.
- D. Anabel Llopis provided an update on the request submitted to the City to update the holiday décor along Lincoln Road.
- E. **9-month Pop Up Permit Update**
 1. New 9-month permits are now available for retail pop-ups.
 2. These permits also allow food and beverage pop-ups, unique to the Lincoln Road District.

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3. Permits can be extended up to 12 months if the business intends to stay long-term and is actively pursuing the necessary permits.

VI. NEW BUSINESS

- A. Lyle Stern announced Vertical Real Estate sponsored a table at the Miami Beach Chamber of Commerce Gala and offered invitations to the Board and Lincoln Road businesses owners.
- B. Staff to research city ordinance on \$1,100 sidewalk café seat mobility fee for outdoor seating.
- C. Advertising Lincoln Road as a destination to host corporate Holiday parties
 1. Update the website to highlight businesses that can accommodate large corporate events.
- D. Convention Center Updates provided by Freddie Peterson
 1. Major PCMA convention coming January 2027
 2. New headquarters hotel will allow bidding on 30-40% more conventions

VII. MEETING ADJOURNED

Next Executive Committee meeting: May 8, 2025

Next Board of Directors meeting: June 12, 2025