

Lincoln Road Business Improvement District
Board of Directors Meeting
January 9, 2025
9:30 a.m. – 11:00 a.m.

In Person

420 Lincoln Road, Suite 330, Miami Beach, Florida 33139
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#

AGENDA

- I. WELCOME/INTRODUCTIONS/ROLL**
- II. GENERAL AGENDA ITEMS**
 - A. Lincoln Road Hustle Update - Miami New Drama
 - B. Capital Improvement Projects Update - City of Miami Beach
- III. APPROVAL ITEMS**
 - 1) Minutes from Thursday, October 17, 2024 LR BID Board Meeting
 - 2) Fairchild Tropical Botanic Garden Orchid Festival
 - 3) LRBID Office Lease Renewal
- IV. GENERAL AGENDA ITEMS**
 - A. LRBID Renewal
 - B. Block by Block Transition
 - C. Euclid Oval Turf Replacement
 - D. Sculpture Installations
 - E. Current Calendar of Events (Jan-Feb)
 - F. Discuss Potential Key Events
 - G. Discuss Seasonal Live Entertainment
- V. NEW BUSINESS**
- VI. MEETING ADJOURNED**
 - Next Executive Committee meeting: February 13, 2025
 - Next Board of Directors meeting: April 10, 2025

Meeting Minutes



Lincoln Road Business Improvement District
Board of Directors Summary Meeting Minutes
October 17, 2024
9:30 a.m. – 11:00 a.m.

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

In-Person

Anabel Llopis, Executive Director
Natalie Mejia, Staff
Lyle Stern, President
Mindy McIlroy, Vice President
Alan Khoudari, Treasurer
Melvin Schlessner, Board Member
Maria Stead, Board Member
Peter Saliamonas, Board Member
Claudia Jagid, District Consulting
Yuri Rebello, New World Symphony

Virtual

Arturo Vinueza, Board Member
Julie Quittner, Property Owner
Aaron Kay, Torose Equities
Jonah Twist, Torose Equities
Max Gelband, Comras Company
Greg Sullivan, BH Properties
Elba Machado, V&E Restaurant Group
Carson Celio, O&G
Paula Gomez, Dana Agency
Cecilia Torres-Toledo, Akerman
Neisen Kasdion, Akerman
Charles Ortiz, City of Miami Beach
Daniel Azuri, City of Miami Beach
Charles Premdas, City of Miami Beach
Heather Shaw, City of Miami Beach
(310) 270-8702

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AGENDA

I. WELCOME/INTRODUCTIONS/ROLL

II. DISCUSSION OF BID FINANCES

A. Financial Review

III. APPROVAL ITEMS

- 1) PB24-0662, Conditional Use Regulations for Grocery and Convenience Stores in CD-3 zoning on Lincoln Road - Neisen Kasdin, Akerman LLP
 - a) Neisen Kasdin presented a proposal to allow grocery stores as a conditional use in the 420 Lincoln Road building, which has large retail spaces that are difficult to lease for traditional street-facing retail. The building was previously occupied by large anchor tenants like Woolworths. Allowing a grocery store use, potentially a high-end specialty grocer, would help activate the underutilized spaces and provide a needed amenity for the growing residential population in the area. The proposal would require conditional use approval from the planning board.
 - b) The group expressed concerns that the proposal was too broad and could allow convenience stores or other undesirable uses to occupy the space under the guise of a "grocery store". She argued for tighter restrictions and a more specific definition of the type of grocery store that would be permitted. There was discussion around the differences between convenience stores, grocery stores, and supermarkets in the city code.
 - c) After further discussion, the group reached a compromise. They agreed to provide a letter of support for the proposal, but with the condition that it specify the type of high-end, specialty grocery store that would be permitted, such as a Fresh Market or similar. The board also requested the ability to review and approve the specific tenant before the conditional use is granted.
 - d) Mindy McIlroy made a motion to issue a letter of support for a high-end grocery store, along with a list of specific tenants that the LR BID would endorse. Lyle Stern seconded the motion. The motion was approved unanimously.
- 2) Minutes from Thursday, July 18, 2024 LR BID Board Meeting

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- a) Melvin Schlessner made a motion to approve the minutes from the Thursday, July 18, 2024 LR BID Board Meeting. Mindy McIlroy provided the second. The motion was approved unanimously.
- 3) *Dream Machine* Public Art Installation
 - a) Mindy McIlroy made a motion to support the installation of Rubem Robierb's *Dream Machine II* sculpture on Lincoln Road and to allocate up to \$4,000 for the installation and removal of the sculpture. Melvin Schlessner seconded the motion. The motion was approved unanimously.
- 4) Fairchild Tropical Botanic Garden Proposal
 - a) The group did not approve the funding for the Fairchild Tropical Botanic Garden initiative and suggested to seek support from city commissioners to incorporate the orchids as part of a broader beautification initiative for the street.
- 5) Miami New Drama \$20K Sponsorship
 - a) The group did not approve the annual sponsorship funding for Miami New Drama, taking into account the previous sponsorship for their Lincoln Road Hustle theatre experience.
- 6) Andres Carne de Res Cow Sculptures
 - a) Mindy McIlroy made a motion to support the installation of up to five cow sculptures on the 400 block of Lincoln Road in celebration of the grand opening of Andrés Carne de Res, and to allow the installation to be covered under the LR BID's master permit through January 15, 2025. Melvin Schlessner seconded the motion. The motion passed unanimously.

IV. DISCUSSION OF BID FINANCES

- A. Anabel Llopis presented a financial Review as of September 30, 2024

V. GENERAL AGENDA ITEMS

- A. Peter Saliamonas requested the group's support in asking the commission to abate the sidewalk café fees for Lincoln Road tenants for a period of 6 to 12 months, similar to the relief provided to businesses on 41st Street. After discussion, the group agreed that the LR BID should formally request this support from the city commissioners.
- B. Anabel Llopis provided an update on the installation of the Gillie & Marc sculptures along Lincoln Road, noting that the process has been delayed due to the port strikes.

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- C. The group was provided an update on the new Lincoln Road sponsorship seating program being implemented by the city. This initiative will allow certain food and beverage businesses that are not full-service to offer a limited number of public seating areas in front of their establishments. The goal is to enhance street activation and provide more seating options for visitors.
- D. The group discussed the "C4M Referral to the Finance and Economic Resiliency Committee to Evaluate the Desirability, Feasibility, and Cost of Constructing a Children's Park at Euclid Circle," which was sponsored by a city commissioner. While the group expressed support for the concept of creating family-friendly amenities, they voiced concerns about the proposed location and emphasized the importance of a more strategic, comprehensive approach to selecting the ideal site for such an installation.

VI. NEW BUSINESS

VII. MEETING ADJOURNED

Next Executive Committee meeting: Proposed Date - November 18, 2024

Next Board of Directors meeting: January 9, 2025

Event Calendar (Jan-Feb)



Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	8pm - SoundScape Cinema	LRD Hustle	LRD Hustle	LRD Hustle 9am - Bootcamp @ 1111
5	6	7	Orange Bowl Fan Fest 8pm - SoundScape Cinema	LRD Hustle	LRD Hustle	LRD Hustle SOBE Jazz Festival 9am - Bootcamp @ 1111
LRD Hustle 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @		6pm - Circuit Academy		LRD Hustle 6pm - MB Culture Crawl 6pm - Open Air Tango	LRD Hustle	LRD Hustle 8am - Circuit Academy 9am - Bootcamp @ 1111
12	13	14	8pm - SoundScape Cinema	LRD Hustle	LRD Hustle	LRD Hustle
SOBE Jazz Festival LRD Hustle 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @						
19	20	21	8pm - SoundScape Cinema	LRD Hustle	LRD Hustle	LRD Hustle 7am - Wellness Event 9am - Bootcamp @ 1111 8pm - Silent Disco
LRD Hustle 9am - Farmers Market 10am - Community Yoga @						
26	27	28	8pm - SoundScape Cinema	LRD Hustle	LRD Hustle	LRD Hustle 9am - Bootcamp @ 1111 11am - Family Game Day 7pm - Jazz Concert
LRD Hustle 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @		6pm - Circuit Academy				

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 LRD Hustle 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @	27	28 6pm - Circuit Academy	29 8pm - SoundScape Cinema	30 LRD Hustle	31 LRD Hustle	1 LRD Hustle 9am - Bootcamp @ 1111 11am - Family Game Day 7pm - Jazz Concert
2 LRD Hustle 9am - Farmers Market 10am - Community Yoga @	3	4	5 8pm - SoundScape Cinema	6	7 6:30pm - YMU Rock Band	8 9am - Bootcamp @ 1111
9 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @	10	11	12 8pm - SoundScape Cinema	13	14 7pm - Jazz Concert	15 9am - Bootcamp @ 1111 9am - Orchid Festival 8pm - Silent Disco
16 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @	17	18	19 8pm - SoundScape Cinema	20 6pm - MB Culture Crawl 6pm - Open Air Tango	21	22 9am - Bootcamp @ 1111
23 9am - Antique & Collectible 9am - Farmers Market 10am - Community Yoga @	24	25	26 8pm - SoundScape Cinema	27	28	1