

Lincoln Road Business Improvement District  
Executive Committee Summary Meeting Minutes  
Thursday, June 12, 2025  
9:30 a.m. – 11:00 a.m.

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

**In-Person**

Lyle Stern, President

Yuri Rebello, Secretary

David Herzberg, Member at Large

Maria Stead, Board Member

Anabel Llopis, LRBID Executive Director

Natalie Mejia, LRBID Staff

**Virtual**

Alan Khoudari, Treasurer

Clifford Stein, Board Member

Julie Quittner, Board Member

Lyle Chariff, Chariff Realty

Max Gelband, Comras Company

MJ Woodrum, UIA Management

Shelly Zamudio, West Coast Investors

Joshua Robbins, Robins Companies

Steve Burke, Superhuman Museum

Ivan Bustoll, Buslam

Ariel Guitian, City of Miami Beach

Steven Anthony, City of Miami Beach

Heather Shaw, 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

Elizabeth Latone

Olga

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## **AGENDA**

### **I. WELCOME/INTRODUCTIONS/ROLL CALL**

### **II. GENERAL AGENDA ITEMS**

- a. Lincoln Road Master Plan Phase II - Presented by Ariel Guitian and Ivan Bustoll
  - i. Phase II divided into two components - Drexel and Meridian Avenue
  - ii. Drexel work starts June 23rd, Meridian delayed to fall due to infrastructure material lead times
  - iii. Project phased to maintain pedestrian access and minimize business disruption; Lincoln Lane North to remain open for deliveries
- b. Superhuman Museum - Presented by Steve Berke
  - i. \$15-20 million project planned for former Regal cinema space at 1100 Lincoln Rd; combines traditional art displays with immersive technology installations
  - ii. Timed, narrative-driven experience with changing exhibitions; aims to appeal to tourists and locals with repeat visit potential
  - iii. Planning board review likely pushed to September due to quorum issues. Lyle Stern requested that Steve Burke return to the Executive Committee once more details are available so the group can review and consider a motion to approve a support letter for submission to the Planning Board.
- c. Emergency Executive Committee Meeting scheduled for July 8, 2025, to review the 2025 Call to Artist submissions and the proposed 2025-26 LRBID budget.

### **III. APPROVAL ITEMS**

- a. Yuri Rebello moved to approve the minutes from the Wednesday, May 14, 2025, Executive Committee Meeting. David Herzberg provided the second. Motion passed unanimously.
- b. Property Liens for Delinquent Assessments
  - i. Lyle Stern moved to approve proceeding with the lien process for outstanding BID assessments at 930 Lincoln Road. David Herzberg seconded the motion. The motion passed unanimously.
  - ii. Lyle Stern moved to approve proceeding with the lien process for outstanding BID assessments at 920 Lincoln Road #2A. David Herzberg seconded the motion. The motion passed unanimously.

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- iii. Lyle Stern moved to approve proceeding with the lien process for outstanding BID assessments at 800 Lincoln Road. David Herzberg seconded the motion. The motion passed unanimously.
- iv. Lyle Stern moved to approve proceeding with the lien process for outstanding BID assessments at 1646 Euclid Avenue. David Herzberg seconded the motion. The motion passed unanimously.
- v. Lyle Stern moved to approve proceeding with the lien process for outstanding BID assessments at 1680 Meridian Avenue. David Herzberg seconded the motion. The motion passed unanimously.

## **IV. DISCUSSION OF BID FINANCES**

- a. Lyle Stern moved to approve implementing BID assessment collections through the Miami-Dade County property tax bill beginning in FY 2026-2027. Yuri Rebello provided the second. Motion passed unanimously.
- b. Anabel Llopis provided a financial review as of May 31, 2025.

## **V. NEW BUSINESS**

- a. Llopis provided a brief LRBID office update, noting that the current lease is on a month-to-month basis until a final decision is made regarding the contract with Block by Block
- b. Anabel Llopis recommended developing a marketing campaign to support the upcoming Lincoln Road Capital Improvements.

## **VI. MEETING ADJOURNED**

**Next Board of Directors meeting: July 10, 2025**

**Next Executive Committee meeting: September 11, 2025**