

**Lincoln Road Business Improvement District
Executive Committee Meeting
Thursday, September 25, 2025
10:00 a.m. – 11:30 a.m.**

In Person

New World Center, 500 17th Street, 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

AGENDA

I. WELCOME/INTRODUCTIONS/ROLL CALL

II. DISCUSSION OF BID FINANCES

III. APPROVAL ITEMS

- a. Maizon Miami LLC (a.k.a. Nobel 33) - 1620 Drexel Avenue - Planning Board Application (PB24-0660) & HPB Application (HPB24-0616) - BID Support Requested - *Paul Savage, Bercow Radell Fernandez Larkin + Tapanes & Todd Tragash, STA Architectural Group*
- b. Minutes from: Thursday, June 12, 2025, Executive Committee Meeting
- c. Minutes from: Tuesday, July 8, 2025, Emergency Executive Committee Meeting
- d. Minutes from: Tuesday, August 26, 2025, Emergency Executive Committee Meeting
- e. Minutes from: Monday, September 8, 2025, Emergency Executive Committee Meeting
- f. LRBID 2025-26 Budget Amendment
- g. International Downtown Association - Request for Membership Increase
- h. Dana Agency - Request for PR Retainer Increase

IV. GENERAL AGENDA ITEMS

- a. City of Miami Beach
 - i. Lincoln Road Capital Improvements - Phase II Update
 - ii. Vacancy Registration Update
 - iii. Sidewalk Café Abatement Program
 - iv. Date Palm Removal between 600-700 blocks
- b. LRBID
 - i. Annual Meeting - November 20, 2025, at 10:00 a.m.
 - ii. 2025-26 Meeting Schedule
 - iii. 2025-26 Programming Schedule
 - iv. Board Member Contact Information and Bio for Lincoln Road Website
 - v. Halloween 2025
 - vi. 2025-26 Public Art Installations
 - vii. 2026 Public Art Opportunities
 - 1. Gillie & Marc - Elephant Rising - \$10K
 - 2. Sujin Lin - Between the Clouds - \$103K
- c. Recent Brand Activations
 - i. Tresemmé; TirTir; Clinique; Maybelline.
 - ii. Adidas - Official FIFA Soccer Ball Branding at Jefferson Avenue
- d. Leasing Update
 - i. Prince Street Pizza - Opening Nov. 2025
 - ii. Pandora - Relocating to 828 Lincoln Road
- e. O'Connell & Goldberg - Social Media Update
- f. Dana Agency - Public Relations Update

V. NEW BUSINESS

VI. MEETING ADJOURNED

Next Board of Directors meeting: October 9, 2025

Next Executive Committee meeting: November 23, 2025

Financial Review

LINCOLN RD





Monthly Financial Report

Lincoln Road Business Improvement District
August 2025

Basis of Preparation

This report is prepared solely for the confidential use of Lincoln Road Business Improvement District. In the preparation of this report Steven J Henriquez CPA LLC has relied upon the unaudited financial and non-financial information provided to them. The analysis and report must not be recited or referred to in whole or in part in any other document. The analysis and report must not be made available, copied or recited to any other party without our express written permission. Steven J Henriquez CPA LLC neither owes nor accepts any duty to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the report or the analysis contained herein.

Financial Statements

BALANCE SHEET		Aug 2025
ASSETS		
Cash & Equivalents		
Checking (3874)		\$334,258
Accounts Receivable		
Accounts Receivable		\$98,917
Other Current Assets		
Prepaid Expense		\$528
Fraud Receivables		\$73
Total Other Current Assets		\$602
Total Current Assets		\$433,776
Fixed Assets		
Accumulated Depreciation		(\$15,042)
Equipment and Furniture		\$16,605
Total Fixed Assets		\$1,563
Intangible Assets		
Domain Purchase		\$130,000
Accumulated Amortization (Domain)		(\$23,111)
Total Intangible Assets		\$106,889
Investments or Other Non-Current Assets		
Accumulated Amort. ROU		(\$97,594)
ROU Asset		\$103,192
Total Investments or Other Non-Current Assets		\$5,598
Total Non-Current Assets		\$114,050
Total Assets		\$547,826
LIABILITIES		
Accounts Payable		
Accounts Payable		\$32,326
Other Current Liabilities		
Accrued Compensated Absences		\$10,942
Payroll Tax Payable		\$249
Total Other Current Liabilities		\$11,191
Total Current Liabilities		\$43,517
Other Non-Current Liabilities		
Lease Liability		\$5,782
Total Non-Current Liabilities		\$5,782
Total Liabilities		\$49,299
EQUITY		
Retained Earnings		
Retained Earnings		\$651,373
Current Earnings		
Net Income		(\$152,846)
Total Equity		\$498,527
Total Liabilities & Equity		\$547,826

Budget to Actuals

Budget to Actuals

PROFIT & LOSS	Aug 2025	Budget (Aug 2025)	This month vs budget (\$)	This month vs budget (%)
Revenue				
Ambassador Service Income	\$13,333	\$13,333	\$0	0.00%
Other Income	\$7,500	\$0	\$7,500	-
Total Revenue	\$20,833	\$13,333	\$7,500	56.25%
Expenses				
General & Admin				
Rentals and Leases				
Equipment & Software	\$1,127	\$883	\$244	27.59%
Rent Expense	\$3,605	\$3,100	\$505	16.29%
Total Rentals and Leases	\$4,732	\$3,983	\$749	18.79%
Office Supplies	\$51	\$250	(\$199)	-79.43%
Parking & Auto Expense	\$303	\$305	(\$2)	-0.79%
Bank Service Charges & Fees	\$0	\$75	(\$75)	-100.00%
Wire transfer fees to City	\$5	\$10	(\$5)	-50.00%
Travel and Entertainment				
Postage and Deliveries	\$0	\$100	(\$100)	-100.00%
Meeting Expenses	\$0	\$200	(\$200)	-100.00%
Communications Services				
Email Fax Service	\$43	\$36	\$7	18.06%
Telephone/Internet Service	\$334	\$350	(\$16)	-4.71%
Total Communications Services	\$376	\$386	(\$10)	-2.59%
Total General & Admin	\$5,467	\$5,309	\$158	2.97%
BID Services & Programs				
Block by Block	\$30,951	\$30,950	\$1	0.00%
Contingency	\$0	\$5,000	(\$5,000)	-100.00%
Event Production	\$32,107	\$2,000	\$30,107	1,505.36%
Total BID Services & Programs	\$63,058	\$37,950	\$25,108	66.16%
Insurance Expense				
Insurance/Officer-Directors	\$141	\$142	\$0	-0.19%
Liability Insurance	\$787	\$783	\$4	0.47%
Premises Insurance	\$55	\$42	\$13	31.24%
Total Insurance Expense	\$984	\$967	\$17	1.71%
Marketing & Advertising				
Advertising Online	\$1,846	\$4,080	(\$2,234)	-54.76%
Digital Agency Retainer	\$3,500	\$3,500	\$0	0.00%
Advertising Print Media	\$0	\$1,000	(\$1,000)	-100.00%
Social Media	\$6,000	\$6,000	\$0	0.00%
Photography	\$1,900	\$1,000	\$900	90.00%
Printing	\$13	\$1,000	(\$987)	-98.70%
Total Marketing & Advertising	\$13,259	\$16,580	(\$3,321)	-20.03%
Office Expenses				
Prof Accounting Fees				
Accounting/Consulting Fees	\$650	\$650	\$0	0.00%
QuickBooks Payments Fees	\$2	\$0	\$2	-
Total Prof Accounting Fees	\$652	\$650	\$2	0.34%

Budget to Actuals

	Aug 2025	Budget (Aug 2025)	This month vs budget (\$)	This month vs budget (%)
Professional Services				
Public Relations	\$8,500	\$8,500	\$0	0.00%
Consulting Fees	\$14,007	\$14,006	\$0	0.00%
Legal Fees & Govt Affairs	\$0	\$3,000	(\$3,000)	-100.00%
Total Professional Services	\$22,507	\$25,506	(\$3,000)	-11.76%
Total Office Expenses	\$23,159	\$26,156	(\$2,998)	-11.46%
Payroll Expenses				
Executive Director Payroll	\$14,163	\$14,163	\$0	0.00%
Health Insurance	\$1,678	\$1,780	(\$102)	-5.75%
Payroll Fees & Expenses	\$282	\$275	\$7	2.44%
Payroll Taxes	\$1,815	\$1,664	\$151	9.08%
Staff Assistant Payroll	\$7,586	\$7,586	\$0	0.00%
Workers Comp Expenses	\$52	\$75	(\$23)	-30.40%
Total Payroll Expenses	\$25,575	\$25,542	\$33	0.13%
Total Expenses	\$131,500	\$112,504	\$18,996	16.88%
Operating Profit	(\$110,667)	(\$99,171)	(\$11,496)	-11.59%
Other Expenses				
Other Expenses				
Amortization Expense	\$722	\$725	(\$3)	-0.38%
Earnings Before Interest & Tax	(\$111,389)	(\$99,896)	(\$11,493)	-11.50%
Net Income	(\$111,389)	(\$99,896)	(\$11,493)	-11.50%

Budget to Actuals

PROFIT & LOSS	2024/2025 (YTD)	Budget (YTD)	This year vs budget (\$ YTD)	This year vs budget (% YTD)
Revenue				
Ambassador Service Income	\$146,667	\$146,667	\$0	0.00%
Assessment Fees/Taxes				
Deferred Revenue	\$1,410,736	\$1,425,000	(\$14,264)	-1.00%
Other Income	\$27,473	\$0	\$27,473	-
Reimbursable Expenses Income	\$83,885	\$30,000	\$53,885	179.62%
Total Revenue	\$1,668,760	\$1,601,667	\$67,094	4.19%
Expenses				
General & Admin				
Rentals and Leases				
Equipment & Software	\$8,695	\$9,698	(\$1,003)	-10.35%
Rent Expense	\$38,415	\$33,900	\$4,515	13.32%
Total Rentals and Leases	\$47,110	\$43,598	\$3,512	8.06%
Office Supplies	\$1,592	\$2,750	(\$1,158)	-42.12%
Parking & Auto Expense	\$3,377	\$3,355	\$22	0.65%
Business Licenses and Permits	\$98	\$45	\$53	118.67%
Memberships & Subs	\$3,548	\$3,838	(\$290)	-7.56%
Bank Service Charges & Fees	\$515	\$825	(\$310)	-37.59%
Florida Dept. of State Annual Report	\$260	\$310	(\$50)	-16.00%
Wire transfer fees to City	\$50	\$110	(\$60)	-54.55%
Travel and Entertainment				
Travel and Entertainment	\$3,250	\$2,500	\$750	30.00%
Postage and Deliveries	\$2,917	\$2,200	\$717	32.61%
Total Travel and Entertainment	\$6,167	\$4,700	\$1,467	31.22%
Meeting Expenses				
Annual Meeting	\$5,586	\$4,000	\$1,586	39.64%
Meeting Expenses	\$1,114	\$2,300	(\$1,186)	-51.56%
Communications Services				
Email Fax Service	\$430	\$396	\$34	8.69%
Telephone/Internet Service	\$3,670	\$3,850	(\$180)	-4.68%
Total Communications Services	\$4,100	\$4,246	(\$146)	-3.44%
Total General & Admin	\$73,517	\$70,077	\$3,440	4.91%
BID Services & Programs				
Block by Block	\$340,456	\$340,450	\$6	0.00%
Contingency	\$6,578	\$55,000	(\$48,422)	-88.04%
Event Production	\$637,545	\$650,100	(\$12,555)	-1.93%
Total BID Services & Programs	\$984,579	\$1,045,550	(\$60,971)	-5.83%
Insurance Expense				
Insurance/Officer-Directors	\$1,555	\$1,558	(\$3)	-0.19%
Liability Insurance	\$8,657	\$8,617	\$40	0.47%
Premises Insurance	\$680	\$462	\$218	47.24%
Total Insurance Expense	\$10,893	\$10,637	\$256	2.40%
Marketing & Advertising				
Grounds - Signage/Banners	\$2,632	\$3,000	(\$368)	-12.26%
Advertising Online	\$37,374	\$44,880	(\$7,506)	-16.73%
Digital Agency Retainer	\$38,500	\$38,500	\$0	0.00%
Advertising Print Media	\$3,500	\$11,000	(\$7,500)	-68.18%
Social Media	\$66,000	\$66,000	\$0	0.00%
Graphic Design	\$415	\$0	\$415	-

Budget to Actuals

	2024/2025 (YTD)	Budget (YTD)	This year vs budget (\$ YTD)	This year vs budget (% YTD)
Pedestrian Data	\$16,800	\$18,500	(\$1,700)	-9.19%
Photography	\$7,350	\$11,000	(\$3,650)	-33.18%
Printing	\$2,245	\$11,000	(\$8,755)	-79.59%
Sponsorships	\$20,000	\$20,000	\$0	0.00%
Total Marketing & Advertising	\$194,816	\$223,880	(\$29,064)	-12.98%
Office Expenses				
Prof Accounting Fees				
Accounting/Consulting Fees	\$7,265	\$7,150	\$115	1.61%
Audit & Tax Prep Fees	\$12,750	\$13,500	(\$750)	-5.56%
QuickBooks Payments Fees	\$4	\$0	\$4	-
Total Prof Accounting Fees	\$20,019	\$20,650	(\$631)	-3.05%
Professional Services				
Public Relations	\$96,027	\$93,500	\$2,527	2.70%
Consulting Fees	\$154,144	\$154,071	\$74	0.05%
Legal Fees & Govt Affairs	\$0	\$33,000	(\$33,000)	-100.00%
Total Professional Services	\$250,171	\$280,571	(\$30,400)	-10.83%
Total Office Expenses	\$270,190	\$301,221	(\$31,030)	-10.30%
Payroll Expenses				
Executive Director Payroll	\$155,788	\$155,788	\$0	0.00%
Health Insurance	\$18,129	\$19,580	(\$1,451)	-7.41%
Payroll Fees & Expenses	\$3,072	\$3,025	\$47	1.54%
Payroll Taxes	\$18,648	\$18,301	\$347	1.90%
Staff Assistant Payroll	\$83,444	\$83,444	\$0	0.00%
Workers Comp Expenses	\$586	\$825	(\$239)	-28.99%
Total Payroll Expenses	\$279,666	\$280,963	(\$1,296)	-0.46%
Total Expenses	\$1,813,662	\$1,932,327	(\$118,665)	-6.14%
Operating Profit	(\$144,902)	(\$330,661)	\$185,759	56.18%
Other Expenses				
Other Expenses				
Amortization Expense	\$7,944	\$7,975	(\$31)	-0.38%
Earnings Before Interest & Tax	(\$152,846)	(\$338,636)	\$185,790	54.86%
Net Income	(\$152,846)	(\$338,636)	\$185,790	54.86%

Meeting Minutes

LINCOLN RD



**Lincoln Road Business Improvement District
Executive Committee Summary Meeting Minutes
Thursday, June 12, 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

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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.

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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- 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

Lincoln Road Business Improvement District Emergency Executive Committee Meeting Tuesday, July 8, 2025 10:00 a.m. – 11:30 a.m.

In Person

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

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In-Person

Lyle Stern, President
Mindy McIlory, Vice President
Yuri Rebello, Secretary
Alan Khoudari, Treasurer
David Herzberg, Member at Large
Maria Stead, Board Member
Anabel Llopis, LRBID Executive Director
Natalie Mejia, LRBID Staff
Claudia Jagid, District Consulting

Virtual

Elba Machado, Board Member

AGENDA

I. WELCOME/INTRODUCTIONS/ROLL CALL

II. GENERAL AGENDA ITEMS

- a. The Executive Committee reviewed the FY 2025-2026 budget as recommended by LRBID staff, which will be presented to the full Board at the July meeting for final approval.
- b. 2025 Call to Artist - Submission Review
 - i. The Executive Committee reviewed 75+ submissions for the 2025 Call to Artist.
 - ii. Top choices narrowed to:
 1. The USBeings™ head sculptures (#12) - playful commentary on tech dependence
 2. Fluentemfoli (#22) - 16ft tall, illuminated steel/acrylic sculpture
 3. La Herencia Viva (#30) - 9ft tall sculpture on unity/diversity
 4. Cloud installation (#57) - Colorful, large-scale cloud sculptures
- c. July LRBID Board Meeting rescheduled to July 17, 2025, at 10:00 a.m.

III. NEW BUSINESS

- a. Alan Khoudari moved to approve an additional \$7,000 expense for the *Mr. Pink Takes Flight on Lincoln Road* exhibition to secure the resin sculpture, in addition to the five inflatable art pieces included in the exhibition. Mindy McIlory provided the second. The motion passed unanimously.

MEETING ADJOURNED

Next Board of Directors meeting: TBD

Next Executive Committee meeting: September 11, 2025

**Lincoln Road Business Improvement District
Emergency Executive Committee Summary Meeting Minutes
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11:30 a.m. – 12:30 p.m.**

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Natalie Mejia, LRBID Staff

Claudia Jagid, District Consulting

Neisen Kasdin, Akerman

Cecilia Torres Tolido, Akerman

Virtual

Commissioner Joe Magazine, City of Miami Beach

Luis Atencio, City of Miami Beach

Jorge Gonzalez, PLC Investments

Robert Rivani, Black Lion

Isabella Gomez

Daniel

Lincoln Road Business Improvement District Emergency Executive Committee Summary Meeting Minutes Tuesday, August 26, 2025 11:30 a.m. – 12:30 p.m.

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II. APPROVAL ITEMS

- a. PB25-0765. 1600 WASHINGTON AVE - CD-3 URBAN CORE RESIDENTIAL PLAN, LAND DEVELOPMENT REGULATIONS AMENDMENTS, *Presentation by Neisen Kasdin, Akerman*
 - i. 210 rental units (36 studios, 144 one-bedrooms, 32 two-bedrooms); 150 ft height, 3.25 FAR (increase from current 2.75); 7,000 sq ft ground floor retail; Designed by Enrique Norton
 - ii. Seeking BID endorsement for zoning changes
 - iii. A motion was made by Mindy McIlory to authorize the issuance of a support letter on behalf of the LRBID for submission to the Planning Board. The motion was seconded by Lyle Stern and passed unanimously

III. NEW BUSINESS

- a. Anabel Llopis recommended that the LRBID engage legal counsel to review the new MOU with the City of Miami Beach. The Executive Committee supported the recommendation.

IV. GENERAL AGENDA ITEMS

- a. Drexel Avenue Construction Updates
 - i. 400 block construction causing major disruption, especially for Häagen-Dazs and Andres Carne de Res
 - ii. Businesses concerned about 9-10 month timeline and lack of signage/wayfinding
 - iii. BID to pursue:
 - 1. Waiver of outdoor seating fees for affected tenants
 - 2. Discount/waiver of business tax receipts for 400 block
 - 3. Improved signage and A-frame signs for businesses

V. MEETING ADJOURNED

Next Executive Committee meeting: September 25, 2025

Next Board of Directors meeting: October 9, 2025

Lincoln Road Business Improvement District Emergency Executive Committee Meeting Monday, September 8, 2025 11:00 a.m. – 11:30 a.m.

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Elba Machado, Board Member

Steve Burke, Superhuman Museum

Paul Savage, Bercow Radell Fernandez Larkin + Tapanes

AGENDA

I. WELCOME/INTRODUCTIONS/ROLL CALL

II. APPROVAL ITEMS

- a. PB25-0741. 1100 LINCOLN ROAD - SUPERHUMAN MUSEUM, LLC presented by Steve Burke and Paul Savage.
 - i. The museum will be an immersive, narrative-driven art experience using the existing theater infrastructure; It aims to open by Art Basel 2026, with potential for 7,000 daily visitors and significant economic impact for Lincoln Road; design renderings shared with group
 - ii. A motion was made by Alan Khoudari to authorize the issuance of a support letter on behalf of the LRBID for submission to the Planning Board. The motion was seconded by Lyle Stern and passed unanimously

III. NEW BUSINESS

- a. A motion was made by Lyle Stern to appoint Yuri Rebello, David Herzberg, Mindy McIlroy, Maria Stead, and Alberto Chocron to the Nominating Committee. The motion was seconded by Yuri Rebello and passed unanimously.
- b. A motion was made by Lyle Stern to appoint Anabel Llopis, Natalie Mejia, and Claudia Jagid as Inspectors of Election. The motion was seconded by David Herzberg and passed unanimously.

IV. MEETING ADJOURNED

Next Executive Committee meeting: September 25, 2025

Next Board of Directors meeting: October 9, 2025

LRBID 2025-26 BUDGET AMENDMENTS

LINCOLN RD



LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT
FISCAL YEAR [2025 - 2026]
BUDGET/FORECAST SUMMARY/ SCENARIO A

		BUDGET	% OF BUDGET	FORECAST	BUDGET	% OF BUDGET	% Variance	VARIANCE	EXPLANATION OF
		2024 - 2025	2024 - 2025	2025-2026	2025 - 2026	2025 - 2026		Incr/(Decr)	VARIANCES >\$5,000
ACCOUNT NUMBER	ACCOUNT NAME								
REVENUE									
3160.00	ASSESSMENT FEES	1,425,000.00		1,410,735.80	1,551,468.00		10%	140,732.20	
3161.00	AMBASSADOR SERVICE INCOME	159,999.96		159,999.96	159,996.00		0%	(3.96)	CMB CONTRIBUTION TO BBB
3162.00	REIMBURSABLE INCOME	30,000.00		83,885.00	38,000.00		-55%	(45,885.00)	CMB ART AND HOLIDAY CONTRIBUTION
3163.00	BUSINESS DEVELOPMENT			29,973.00	10,000.00				INCOME FROM BRAND ACTIVATIONS
	TOTAL REVENUE	1,614,999.96		1,684,593.76	1,759,464.00		4%	94,843.24	
EXPENSES									
PAYROLL EXPENSES									
5110.01	PAYROLL FEES & EXPENSES	3,300.00	0.16%	3,341.46	3,480.00	0.20%	4%	138.54	
5111.00	EXECUTIVE DIRECTOR PAYROLL	169,950.00	8.31%	168,662.50	175,044.00	9.95%	4%	6,381.50	
5116.00	COMPENSATED ABSENCES			7,019.35					
5112.00	STAFF ASSISTANT PAYROLL	91,030.00	4.45%	90,340.92	93,756.00	5.33%	4%	3,415.08	
5121.00	PAYROLL TAXES	19,965.00	0.98%	20,161.00	21,600.00	1.23%	7%	1,439.00	
5123.00	STAFF HEALTH INSURANCE	21,360.00	1.04%	19,772.96	22,200.00	1.26%	12%	2,427.04	CONSOLIDATED STAFF & EXECUTIVE DIRECTOR HEALTH INSURANCE
5124.00	WORKERS COMP EXPENSES	900.00	0.04%	641.24	840.00	0.05%	31%	198.76	
	TOTAL PAYROLL EXPENSES	306,505.00	14.99%	309,939.43	316,920.00	18.01%	2%	13,999.92	
GENERAL & ADMINISTRATIVE									
5130.01	MEETING EXPENSES	2,500.00	0.12%	1,294.16	2,700.00	0.15%	109%	1,405.84	
5130.20	ANNUAL MEETING	4,000.00	0.20%	5,585.72	5,000.00	0.28%	-10%	(585.72)	
5140.00	TRAVEL AND ENTERTAINMENT	2,500.00	0.12%	3,249.93	2,800.00	0.16%	-14%	(449.93)	
5141.01	EMAIL FAX SERVICE	432.00	0.02%	469.19	432.00	0.02%	-8%	(37.19)	GOOGLE GSUITE & I-CLOUD STORAGE
5141.04	TELEPHONE/INTERNET SERVICE	4,200.00	0.21%	4,003.30	4,200.00	0.24%	5%	196.70	RINGCENTRAL & BRIEFLINE
5142.00	POSTAGE AND DELIVERIES	2,300.00	0.11%	3,267.32	2,050.00	0.12%	-37%	(1,217.32)	COURIER SERVICE (MAP DISTRIBUTION)
5144.02	RENT EXPENSE	37,000.00	1.81%	39,942.42	42,420.00	2.41%	6%	2,477.58	
5144.03	EQUIPMENT, SOFTWARE & SUBS	10,081.00	0.49%	9,691.60	10,273.00	0.58%	6%	581.40	GODADDY DOMAINS, CONSTANT CONTACT, INTUIT QB, SHARP PRINTER, ZOOM, DROPBOX, SURVEY MONKEY
5147.00	PRINTING AND REPRODUCTIONS	-	0.00%	1,703.40	-	0.00%		(1,703.40)	
5151.00	OFFICE SUPPLIES	3,000.00	0.15%	1,621.17	2,544.00	0.14%	57%	922.83	
5152.01	PARKING & AUTO EXPENSE	3,660.00	0.18%	3,693.95	4,200.00	0.24%	14%	506.05	PARKING FOR 2 VEHICLES
5152.02	BUSINESS LICENSES AND PERMITS	745.00	0.04%	98.40	745.00	0.04%	657%	646.60	LOCAL BUSINESS TAX & FTR
5152.05	MEMBERSHIPS	3,838.00	0.19%	3,547.68	2,798.00	0.16%	-21%	(749.68)	ART & BIZ (\$750), MBCC (\$600), MDGLCC (\$850), SFCA (\$850), GMCVB (\$820)
5152.07	BANK SERVICE CHARGES & FEES	900.00	0.04%	514.90	600.00	0.03%	17%	85.10	BANK & WIRE FEES
5152.13	FLORIDA DEPT. OF STATE ANNUAL REPORT	310.00	0.02%	260.39	285.00	0.02%	9%	24.61	STATE FILING
5152.15	WIRE TRANSFER FEES TO CITY	120.00	0.01%	50.00	60.00	0.00%	20%	10.00	
5152.16	ADMINISTRATIVE FEE								
	TOTAL GENERAL & ADMINISTRATIVE	75,586.00	3.70%	78,993.53	81,107.00	4.61%	3%	2,113.47	
PROFESSIONAL SERVICES									
5131.01	CONSULTING FEES	168,076.92	8.22%	169,977.53	168,078.00	9.55%	-1%	(1,899.53)	LOBBYIST
5131.02	LEGAL FEES & GOVT AFFAIRS	36,000.00	1.76%	-	12,000.00	0.68%		12,000.00	
5148.03	PUBLIC RELATIONS	102,000.00	4.99%	103,526.50	102,000.00	5.80%	-1%	(1,526.50)	
	TOTAL PROFESSIONAL SERVICES	306,076.92	14.97%	273,504.03	282,078.00	16.03%	3%	8,573.97	
PROFESSIONAL ACCOUNTING FEES									
5132.02	AUDIT & TAX PREP FEES	13,500.00	0.66%	12,750.00	12,750.00	0.72%	0%	0.00	
5132.03	ACCOUNTING/CONSULTING FEES	7,800.00	0.38%	7,890.00	9,000.00	0.51%	14%	1,110.00	
	TOTAL PROFESSIONAL ACCOUNTING FEES	21,300.00	1.04%	20,640.00	21,750.00	1.24%	5%	1,110.00	
INSURANCE EXPENSE									
5145.01	INSURANCE/OFFICER-DIRECTORS	1,700.00	0.08%	1,707.46	1,650.00	0.09%	-3%	(57.46)	
5145.02	LIABILITY INSURANCE	9,400.00	0.46%	9,375.75	9,900.00	0.56%	6%	524.25	
5145.03	PREMISES INSURANCE	504.00	0.02%	680.24	1,100.00	0.06%	62%	419.76	
	TOTAL INSURANCE EXPENSE	11,604.00	0.57%	11,763.45	12,650.00	0.72%	8%	886.55	
BID SERVICES & PROGRAMS									
5134.12	BLOCK BY BLOCK	371,400.00	18.16%	402,357.67	371,400.00	21.11%	-8%	(30,957.67)	
5134.10	EVENT PRODUCTION	652,100.00	31.89%	662,573.97	397,900.00	22.61%	-40%	(264,673.97)	
5134.15	CONTINGENCY	60,000.00	2.93%	6,577.52	28,019.00	1.59%	326%	21,441.48	
	TOTAL BID SERVICES & PROGRAMS	1,083,500.00	52.98%	1,071,509.16	797,319.00	45.32%	-26%	(274,190.16)	
MARKETING & ADVERTISING									
5134.06	GROUND - SIGNAGE/BANNERS	3,000.00	0.15%	2,632.10	-	0.00%	-100%	(2,632.10)	
5148.02	SPONSORSHIPS	20,000.00	0.98%	20,000.00	40,000.00	2.27%	100%	20,000.00	SOBE JAZZ FESTIVAL & MIAMI NEW DRAMA
5148.06	PRINTING-GRAPHIC DESIGN	12,000.00	0.59%	26,734.8	9,000.00	0.51%	237%	6,326.52	FREELANCE GRAPHIC ARTIST AND ANY PRINTING
5148.11	ADVERTISING ONLINE	48,960.00	2.39%	41,089.45	48,000.00	2.73%	17%	6,910.55	INFLUENCERS & PAID SOCIAL MEDIA BUYS
5148.12	ADVERTISING PRINT MEDIA	12,000.00	0.59%	3,500.00	6,000.00	0.34%	71%	2,500.00	
5148.15	PHOTOGRAPHY	12,000.00	0.59%	8,100.00	7,000.00	0.40%	-14%	(1,100.00)	PHOTOGRAPHY & VIDEOGRAPHY FEES
5148.09	DIGITAL AGENCY RETAINER	42,000.00	2.05%	42,000.00	42,000.00	2.39%	0%	0.00	STUDIO 2
5148.14	SOCIAL MEDIA AGENCY	72,000.00	3.52%	72,000.00	78,000.00	4.43%	8%	6,000.00	ORG AGENCY FEES
5148.17	PEDESTRIAN DATA	18,500.00	0.90%	16,800.00	17,640.00	1.00%	5%	840.00	PLACER AI
	TOTAL MARKETING & ADVERTISING	240,460.00	11.76%	208,795.03	247,640.00	14.07%	19%	38,844.97	
	TOTAL OPERATING EXPENSES	2,045,031.92	100.00%	1,975,144.63	1,759,464.00	100.00%	-11%	(208,661.28)	
	NET OPERATING INCOME/(LOSS)	(430,031.96)		(290,550.87)	-			290,550.87	
OTHER NON-OPERATING EXPENSES									
	DEPRECIATION			2,210.61	-			(2,210.61)	
	AMORTIZATION	8,700.00		8,700.00	8,700.00			0.00	
	INTEREST EXPENSE			487.83					
	TOTAL NON-OPERATING EXPENSES	8,700.00		11,398.44	8,700.00			(2,210.61)	
	NET INCOME/(LOSS)	(438,731.96)		(301,949.31)	(8,700.00)			293,249.31	

2025-26 MEETING SCHEDULE



LINCOLN RD

2025-2026

LRBID Board of Directors & Executive Committee Meetings
Meeting Schedule

To Join Zoom Meeting:

<https://zoom.us/j/4744547055?pwd=YXo1TmUrR0ZNMmJYNIVLZVVEVjczZz09>

Meeting ID: 474 454 7055

Password: 808879

Call-in: +1 (301) 715-8592

Meetings are scheduled for the 2nd Thursday of every month from 10:00 a.m. to 11:30 a.m. unless noted otherwise.

October 9, 2025

Board of Directors Meeting

10:00 a.m. – 11:30 a.m.

November 13, 2025

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

November 20, 2025

Annual Meeting

10:00 a.m. – 11:30 a.m.

Location: 455 Lincoln Road

December 11, 2025

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

January 8, 2026

Board of Directors Meeting

10:00 a.m. – 11:30 a.m.

February 12, 2026

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

March 12, 2026

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

April 9, 2026

Board of Directors Meeting

10:00 a.m. – 11:30 a.m.

May 14, 2026

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

June 11, 2026

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

July 9, 2026

Board of Directors Meeting

10:00 a.m. – 11:30 a.m.

September 10, 2026

Executive Committee Meeting

10:00 a.m. – 11:30 a.m.

305.600.0219 Office
305.517.1307 Fax
1620 Drexel Avenue, Suite 100
Miami Beach, FL 33139

Lincoln Road Business
Improvement District, Inc.

LincolnRd.com | LRBID.com

2025-26 PROGRAMMING SCHEDULE





LINCOLN ROAD BID WORKING PROGRAMING SCHEDULE
2025-2026

OCTOBER

16th	Miamibloco and Rum & Coke – Miami Beach OnStage! Event	6-8:45PM
25th	Kid's Pumpkin Decorating	12-2PM
31st	Annual Halloween Block Party	
	<i>Children's Programming & Trick-or-Treating</i>	5-7PM
	<i>Outdoor Bars</i>	5PM-1AM
	<i>Live DJs</i>	8PM-1AM
	<i>Bay Kings Band at Lenox Avenue</i>	8PM-12AM

NOVEMBER

1st	Live on Lincoln Road – The Kittens	7-9PM
18th	Mr. Pink Takes Flight on Lincoln Road – Art Launch	10AM
22nd	Christmas Tree Lighting & Live Musical Performance	7-9PM
28th	Live on Lincoln Road – Javier Garcia Band	7-9PM
29th	Live on Lincoln Road – Vizcaya Trio Band	7-9PM

DECEMBER

4th	Raw Figs - Figure Drawing Event	5-7PM
4th	Live on Lincoln Road – Young Musicians Unite	7-9PM
5th	Live on Lincoln Road – New World Symphony Fellows	7-9PM
6th	Live on Lincoln Road – French Horn Collective	7-9PM
7th	Orchid & Plant Show with Fairchild Tropical Botanic Garden	11AM-6PM
7th	Live on Lincoln Road – Siobhan Cronin	2-4PM
12th	Santa & Friends Festival	7-9PM
13th	Live on Lincoln Road – Student Holiday Showcase	6-8PM
14th	Chanukkah Festival	4-9PM
20th	Live on Lincoln Road – Wendy Pederson	7-9PM
26th	Live on Lincoln Road – Gabriela Esquivel Live Painting	4-6PM
27th	Live on Lincoln Road – Javier Garcia Band	7-9PM
31st	Orange Bowl Pep Rally	2-5PM

JANUARY

3rd	Live on Lincoln Road – The Kittens	7-9PM
2nd	Live on Lincoln Road – Siobhan Cronin	7-9PM
10th	SOBE Jazz Festival	
11th	SOBE Jazz Festival	

FEBRUARY

7th	Family Game Day	11AM-2PM
14th	Line Dancing Event (TBD)	9PM-12AM
20th	Live on Lincoln Road - Young Musicians Unite	7-9PM
27th	Chinese New Year Food Festival	6-10PM

* This schedule is subject to change at the discretion of the LRBID. 9/22/25



LINCOLN ROAD BID WORKING PROGRAMING SCHEDULE
2025-2026

MARCH

7th Family Game Day	11AM-2PM
14th Women's Art Festival Marketplace	12-6PM

APRIL

2nd Pride Event	
4th Family Game Day	12-3PM

MAY

2nd Family Game Day	12-3PM
9th Orchid & Plant Marketplace	11AM-6PM

JUNE

TBD Global Pride Day	TBD
6th Family Game Day	12-3PM
11th FIFA World Cup Begins	
19th Juneteenth	TBD
26th Summer Jazz	TBD

JULY

10th Summer Jazz	TBD
17th Summer Jazz	TBD
19th FIFA World Cup Ends	
TBD Block Party/Watch Party	TBD

RECURRING

Sundays Farmers Market	9AM-6PM
Sundays Community Yoga	10AM
3rd Thursdays Art Walk	
3rd Thursdays Open Air Tango (Nov-April)	6-10PM

ANTIQUÉ & COLLECTIBLE MARKET (9AM-6PM)

October 12th & 26th
November 9th & 23rd
December 7th, 21st & 28th
January 11th, 18th & 25th
February 1st, 15th & 22nd
March 1st, 15th & 29th
April 12th & 26th
May 10th