

Lincoln Road Business Improvement District  
Board of Directors Summary Meeting Minutes  
Thursday, November 13, 2025  
10:00 a.m. – 11:30 a.m.

---

**In Person**

New World Center, 500 17th Street, Miami Beach, Florida 33139, 4<sup>th</sup> 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**

**(recording available upon request)**

**In-Person**

Mindy McIlroy, President

Yuri Rebello, Secretary

David Herzberg, Member at Large

Maria Stead, Board Member

Alan Khoudari, Board Member

Anabel Llopis, Executive Director

Natalie Mejia, Staff

Claudia Jagid, District Consulting

**Virtual**

Elba Machado, Board Member

Robert Quittner, Property Owner

Lyle Chariff, Chariff Realty Group

Ingrid Marte, BH Properties

Peter Kanavos, Ritz Carlton

Lisette Arrogante, City of Miami Beach

Francys Vallecillo, City of Miami Beach

Justin Karr, City of Miami Beach

Heather Shaw, City of Miami Beach

Giacomo Natteri, City of Miami Beach

Skye Levy, Dana Agency

Brian Feit, BMF

Jami Burgess, Macys

“Alexis”

**Lincoln Road Business Improvement District  
Board of Directors Summary Meeting Minutes  
Thursday, November 13, 2025  
10:00 a.m. – 11:30 a.m.**

---

**In Person**

New World Center, 500 17th Street, Miami Beach, Florida 33139, 4<sup>th</sup> 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#

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

**II. DISCUSSION OF BID FINANCES**

- a. Anabel Llopis provided a financial update as of October 31, 2025.

**III. APPROVAL ITEMS**

- a. Ritz Carlton’s Plan for the Revitalization of the 200-300 Blocks of Lincoln Road
  - i. Peter Kanovos presented a proposal to revitalize the 200-300 blocks of Lincoln Road. Key elements of the proposal include:
    - 1. Closing the street to vehicular traffic to create a fully pedestrianized corridor
    - 2. Installing eight small, City-owned retail and food structures to generate City revenue and help offset costs associated with the \$16 million project; and
    - 3. Securing support from major property owners and stakeholders within the district.
  - ii. Mindy McIlroy made a motion to provide a letter of support for the proposed revitalization of the 200-300 blocks of Lincoln Road. The motion was seconded by Alan Khoudari. The motion passed unanimously.
- b. Minutes from: Thursday, September 25, 2025, Executive Committee Meeting
  - i. David Herzber motioned to approve the minutes from the Thursday, September 25, 2025, Executive Committee meeting. Yuri Rebello provided the second. The motioned passed unanimously.

**IV. GENERAL AGENDA ITEMS**

- a. The MOU between the City of Miami Beach and LRBID will be finalized at the December 2025 City of Miami Beach Commission meeting.
- b. The Annual Meeting will be held on November 20, 2025, at 10:00 a.m. at Andres Carne de Res, located at 455 Lincoln Road, Miami Beach, Florida 33139.
- c. The 2025-2026 Art Launch will be held on November 20, 2025.
- d. The Annual Holiday Tree Lighting will be held on November 22, 2025, with concert performances at 7:00 p.m. and 8:00 p.m. at the Euclid Oval between the 600-700 blocks of Lincoln Road.

Lincoln Road Business Improvement District  
Board of Directors Summary Meeting Minutes  
Thursday, November 13, 2025  
10:00 a.m. – 11:30 a.m.

---

**In Person**

New World Center, 500 17th Street, Miami Beach, Florida 33139, 4<sup>th</sup> 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#

**V. NEW BUSINESS**

a. CONMEBOL FIFA Fan Fest 2026

- i. CONMEBOL (South American soccer association) requested a long-term activation on Lincoln Road, proposing use of the 600-700 blocks between June 1 and July 25, 2025. The event dates would run from June 11 through July 19.
- ii. The activation must be approved by the City of Miami Beach and the FIFA Host Committee, as it falls within the “clean zone” under the City’s exclusivity agreement.
- iii. David Herzberg made a motion to support the event concept. Yuri Rebello provided the second. The motion passed unanimously.

**VI. MEETING ADJOURNED**

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

**Next Board of Directors meeting: January 8, 2026**