

Lincoln Road Business Improvement District
Board of Directors Meeting
April 14, 2026
10:00 a.m. – 11:30 a.m.

In Person

New World Center, 500 17th Street, Miami Beach, Florida 33139, 2nd Floor Conference Room

Join Zoom Meeting

<https://zoom.us/j/4744547055?pwd=YXo1TmUrR0ZNMmJYNlVLZVVEVjczZz09>

Meeting ID: 474 454 7055

Password: 808879

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

AGENDA

- I. WELCOME/INTRODUCTIONS/ROLL**
- II. DISCUSSION OF BID FINANCES**
- III. GENERAL AGENDA ITEMS**
 - A. Thomas R. Mooney, AICP City of Miami Beach Planning Director & Debbie Tacket: PB 24-0731
Lincoln Road West Residential Use Incentives LDR Amendments
- IV. APPROVAL ITEMS**
 - 1) Robert Rivani: Support Letter Request for Rivani X
 - 2) Bercow Radell Fernandez Larkin + Tapanes: Support Letter Request for 720 Lincoln Road Façade Improvements
 - 3) Minutes from Thursday, January 8, 2026 LR BID Board Meeting
 - 4) LRBID Office Lease for 690 Lincoln Road, Suite 202
 - 5) Budget Request for Office Relocation
 - 6) Gillie & Marc: November 2027 Exhibit Proposal
- V. GENERAL AGENDA ITEMS**
 - A. Frank Garcia, Facilities Management: America250 Activations and FIFA World Cup Installations
 - B. Lincoln Road Pop Up Updates
 - C. Public Bathrooms on Lincoln Road
- VI. UPCOMING DISTRICT EVENTS & BRAND ACTIVATIONS**
 - A. April 16th *Tory Burch Brand Activation*
 - B. April 17th *Young Musicians Unite (YMU) Disco and Havana Nights*
 - C. April 23rd *eMerge Americas Block Party*
 - D. May 2nd - *BMW Brand Activation*
 - E. May 2nd - 3rd *Shea Moisture Brand Activation*
 - F. May 8th - 9th *Pink Palm Puff Brand Activation*
 - G. May 16th *South Beach Film Festival Screening*
 - H. May 17th *NoFar Pilates x The Show*
 - I. May 27th *The Show: Swimwear Fashion Show*
 - J. May 29th *YMU Student Showcase*
- VII. NEW BUSINESS**
- VIII. MEETING ADJOURNED**

Next Executive Committee meeting: May 14, 2026

Next Board of Directors meeting: July 9, 2026

FINANCIAL REVIEW

LINCOLN RD





Monthly Financial Report

Lincoln Road Business Improvement District
March 2026

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		Mar 2026
ASSETS		
Cash & Equivalents		
Checking (3874)		\$651,238
Accounts Receivable		
Accounts Receivable		\$315,798
Other Current Assets		
Prepaid Expense		\$6,239
Fraud Receivables		\$73
Total Other Current Assets		\$6,312
Total Current Assets		\$973,348
Fixed Assets		
Accumulated Depreciation		(\$16,605)
Equipment and Furniture		\$16,605
Total Fixed Assets		\$0
Intangible Assets		
Domain Purchase		\$130,000
Accumulated Amortization (Domain)		(\$28,889)
Total Intangible Assets		\$101,111
Investments or Other Non-Current Assets		
Accumulated Amort. ROU		(\$103,192)
ROU Asset		\$103,192
Total Investments or Other Non-Current Assets		\$0
Total Non-Current Assets		\$101,111
Total Assets		\$1,074,459
LIABILITIES		
Accounts Payable		
Accounts Payable		\$29,321
Other Current Liabilities		
Accrued Compensated Absences		\$35,148
Payroll Tax Payable		\$360
Total Other Current Liabilities		\$35,508
Total Current Liabilities		\$64,829
Other Non-Current Liabilities		
Lease Liability		\$0
Total Non-Current Liabilities		\$0
Total Liabilities		\$64,829
EQUITY		
Retained Earnings		
Retained Earnings		\$315,550
Current Earnings		
Net Income		\$694,080
Total Equity		\$1,009,630
Total Liabilities & Equity		\$1,074,459

Budget to Actuals

Budget to Actuals

PROFIT & LOSS	Mar 2026	Budget (Mar 2026)	This month vs budget (\$)	This month vs budget (%)
Revenue				
Ambassador Service Income	\$13,333	\$13,333	\$0	0.00%
Business development	\$7,500	\$2,500	\$5,000	200.00%
Total Revenue	\$20,833	\$15,833	\$5,000	31.58%
Expenses				
General & Admin				
Rentals and Leases				
Equipment & Software	\$515	\$683	(\$168)	-24.60%
Rent Expense	\$3,600	\$3,535	\$65	1.84%
Total Rentals and Leases	\$4,115	\$4,218	(\$103)	-2.44%
Office Supplies	\$119	\$150	(\$31)	-20.45%
Parking & Auto Expense	\$302	\$350	(\$48)	-13.66%
Memberships & Subs	\$805	\$700	\$105	15.00%
Bank Service Charges & Fees	\$0	\$50	(\$50)	-100.00%
Wire transfer fees to City	\$5	\$5	\$0	0.00%
Travel and Entertainment				
Travel and Entertainment	\$241	\$0	\$241	-
Postage and Deliveries	\$350	\$350	\$0	0.00%
Total Travel and Entertainment	\$591	\$350	\$241	68.92%
Meeting Expenses	\$104	\$200	(\$96)	-47.90%
Communications Services				
Email Fax Service	\$44	\$36	\$8	21.08%
Telephone/Internet Service	\$334	\$350	(\$16)	-4.69%
Total Communications Services	\$377	\$386	(\$9)	-2.29%
Total General & Admin	\$6,419	\$6,409	\$10	0.16%
BID Services & Programs				
Block by Block	\$30,951	\$30,950	\$1	0.00%
Contingency	\$0	\$2,083	(\$2,083)	-100.00%
Event Production	\$33,610	\$11,600	\$22,010	189.74%
Total BID Services & Programs	\$64,561	\$44,633	\$19,928	44.65%
Insurance Expense				
Insurance/Officer-Directors	\$142	\$150	(\$8)	-5.18%
Liability Insurance	\$827	\$800	\$27	3.38%
Premises Insurance	\$71	\$100	(\$29)	-28.75%
Total Insurance Expense	\$1,040	\$1,050	(\$10)	-0.91%
Marketing & Advertising				
Grounds - Signage/Banners	\$0	\$3,000	(\$3,000)	-100.00%
Advertising Online	\$1,735	\$4,500	(\$2,765)	-61.46%
Digital Agency Retainer	\$3,500	\$3,500	\$0	0.00%
Advertising Print Media	\$0	\$1,000	(\$1,000)	-100.00%
Social Media	\$6,000	\$6,500	(\$500)	-7.69%
Photography	\$0	\$1,000	(\$1,000)	-100.00%
Printing	\$13	\$1,000	(\$987)	-98.70%
Total Marketing & Advertising	\$11,248	\$20,500	(\$9,252)	-45.13%
Office Expenses				

Budget to Actuals

	Mar 2026	Budget (Mar 2026)	This month vs budget (\$)	This month vs budget (%)
Prof Accounting Fees				
Accounting/Consulting Fees	\$725	\$750	(\$25)	-3.33%
Audit & Tax Prep Fees	\$1,750	\$0	\$1,750	-
Total Prof Accounting Fees	\$2,475	\$750	\$1,725	230.00%
Professional Services				
Public Relations	\$8,628	\$8,500	\$128	1.50%
Consulting Fees	\$14,007	\$14,007	\$0	0.00%
Legal Fees & Govt Affairs	\$0	\$3,000	(\$3,000)	-100.00%
Total Professional Services	\$22,634	\$25,507	(\$2,873)	-11.26%
Total Office Expenses	\$25,109	\$26,257	(\$1,148)	-4.37%
Payroll Expenses				
Executive Director Payroll	\$14,587	\$14,587	\$0	0.00%
Health Insurance	\$3,296	\$1,850	\$1,446	78.16%
Payroll Fees & Expenses	\$282	\$290	(\$8)	-2.86%
Payroll Taxes	\$1,866	\$1,800	\$66	3.68%
Staff Assistant Payroll	\$7,813	\$7,813	\$0	0.00%
Workers Comp Expenses	\$54	\$70	(\$16)	-23.20%
Total Payroll Expenses	\$27,898	\$26,410	\$1,488	5.63%
Total Expenses	\$136,275	\$125,259	\$11,016	8.79%
Operating Profit	(\$115,441)	(\$109,426)	(\$6,016)	-5.50%
Other Expenses				
Other Expenses				
Amortization Expense	\$722	\$725	(\$3)	-0.38%
Earnings Before Interest & Tax	(\$116,164)	(\$110,151)	(\$6,013)	-5.46%
Net Income	(\$116,164)	(\$110,151)	(\$6,013)	-5.46%

Budget to Actuals

PROFIT & LOSS	2025/2026 (YTD)	Budget (YTD)	This year vs budget (\$ YTD)	This year vs budget (% YTD)
Revenue				
Ambassador Service Income	\$79,999	\$80,000	(\$1)	0.00%
Assessment Fees/Taxes				
Deferred Revenue	\$1,551,467	\$1,551,468	(\$1)	0.00%
Business development	\$27,219	\$5,000	\$22,219	444.38%
Reimbursable Expenses Income	\$58,000	\$38,000	\$20,000	52.63%
Total Revenue	\$1,716,686	\$1,674,468	\$42,218	2.52%
Expenses				
General & Admin				
Rentals and Leases				
Equipment & Software	\$3,536	\$5,219	(\$1,683)	-32.25%
Rent Expense	\$21,400	\$21,210	\$190	0.90%
Total Rentals and Leases	\$24,936	\$26,429	(\$1,493)	-5.65%
Office Supplies	\$1,363	\$1,144	\$219	19.16%
Parking & Auto Expense	\$1,837	\$2,100	(\$263)	-12.53%
Memberships & Subs	\$1,415	\$700	\$715	102.14%
Bank Service Charges & Fees	\$370	\$300	\$70	23.25%
Florida Dept. of State Annual Report	\$340	\$285	\$55	19.39%
Wire transfer fees to City	\$25	\$30	(\$5)	-16.67%
Travel and Entertainment				
Travel and Entertainment	\$1,856	\$0	\$1,856	-
Postage and Deliveries	\$1,760	\$1,450	\$310	21.41%
Total Travel and Entertainment	\$3,617	\$1,450	\$2,167	149.44%
Meeting Expenses				
Annual Meeting	\$5,686	\$5,000	\$686	13.73%
Meeting Expenses	\$628	\$1,200	(\$572)	-47.70%
Communications Services				
Email Fax Service	\$262	\$216	\$46	21.08%
Telephone/Internet Service	\$2,002	\$2,100	(\$98)	-4.68%
Total Communications Services	\$2,263	\$2,316	(\$53)	-2.28%
Total General & Admin	\$42,480	\$40,954	\$1,526	3.73%
BID Services & Programs				
Block by Block	\$185,704	\$185,700	\$4	0.00%
Contingency	\$0	\$12,500	(\$12,500)	-100.00%
Event Production	\$316,111	\$256,700	\$59,411	23.14%
Total BID Services & Programs	\$501,815	\$454,900	\$46,915	10.31%
Insurance Expense				
Insurance/Officer-Directors	\$853	\$900	(\$47)	-5.18%
Liability Insurance	\$4,962	\$4,800	\$162	3.38%
Premises Insurance	\$356	\$500	(\$144)	-28.75%
Total Insurance Expense	\$6,172	\$6,200	(\$28)	-0.46%
Marketing & Advertising				
Grounds - Signage/Banners	\$2,580	\$3,000	(\$420)	-13.99%
Advertising Online	\$18,426	\$31,000	(\$12,574)	-40.56%
Digital Agency Retainer	\$21,000	\$21,000	\$0	0.00%
Advertising Print Media	\$0	\$4,000	(\$4,000)	-100.00%
Social Media	\$38,300	\$39,000	(\$700)	-1.79%
Pedestrian Data	\$17,640	\$17,640	\$0	0.00%
Photography	\$3,950	\$5,000	(\$1,050)	-21.00%

Budget to Actuals

	2025/2026 (YTD)	Budget (YTD)	This year vs budget (\$ YTD)	This year vs budget (% YTD)
Printing	\$2,163	\$4,000	(\$1,837)	-45.91%
Sponsorships	\$40,385	\$40,000	\$385	0.96%
Video Production	\$2,000	\$0	\$2,000	-
Total Marketing & Advertising	\$146,444	\$164,640	(\$18,196)	-11.05%
Office Expenses				
Prof Accounting Fees				
Accounting/Consulting Fees	\$4,350	\$4,500	(\$150)	-3.33%
Audit & Tax Prep Fees	\$12,853	\$12,750	\$103	0.81%
Total Prof Accounting Fees	\$17,203	\$17,250	(\$47)	-0.27%
Professional Services				
Public Relations	\$51,775	\$51,000	\$775	1.52%
Consulting Fees	\$84,039	\$84,039	\$0	0.00%
Legal Fees & Govt Affairs	\$8,700	\$9,000	(\$300)	-3.33%
Total Professional Services	\$144,514	\$144,039	\$475	0.33%
Total Office Expenses	\$161,717	\$161,289	\$428	0.27%
Payroll Expenses				
Executive Director Payroll	\$87,522	\$87,522	\$0	0.00%
Health Insurance	\$11,685	\$11,100	\$585	5.27%
Payroll Fees & Expenses	\$1,776	\$1,740	\$36	2.07%
Payroll Taxes	\$10,740	\$10,800	(\$60)	-0.56%
Staff Assistant Payroll	\$46,878	\$46,878	\$0	0.00%
Workers Comp Expenses	\$323	\$420	(\$97)	-23.20%
Total Payroll Expenses	\$158,923	\$158,460	\$463	0.29%
Total Expenses	\$1,017,550	\$986,443	\$31,107	3.15%
Operating Profit	\$699,136	\$688,025	\$11,110	1.61%
Other Expenses				
Other Expenses				
Amortization Expense	\$5,056	\$4,350	\$706	16.22%
Earnings Before Interest & Tax	\$694,080	\$683,675	\$10,405	1.52%
Net Income	\$694,080	\$683,675	\$10,405	1.52%

MEETING MINUTES

LINCOLN RD



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Board of Directors Summary Meeting Minutes
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**MEETING CONDUCTED WITH IN-PERSON QUORUM
AND VIA TELECONFERENCE
(recording available upon request)**

In-Person

Lyle Stern, President

Yuri Rebello, Secretary

David Herzberg, Member at Large

Maria Stead, Board Member

Melvin Schlessor, Board Member

Lyle Chariff, Board Member

Anabel Llopis, Executive Director

Natalie Mejia, Staff

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Virtual

Arturo Vinueza, Board Member

Elba Machado, Board Member

Michael Comras, Comras Company

Joe Magazine, City of Miami Beach Commissioner

Luis Atencio, City of Miami Beach

Giacomo Natteri, City of Miami Beach

Justin Karr, City of Miami Beach

Diana Fontani, City of Miami Beach

Herman Fung, City of Miami Beach

Ariel Guitian, City of Miami Beach

Claudia Jagid, District Consulting

Jessica Barrios, Dana Agency

Hailey Fine, O&G

Ingrid Marte, BH Properties

MJ Woodrum, UIA Management

Jami Burgess, Macy's

"Alberto"

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AGENDA

I. WELCOME/INTRODUCTIONS/ROLL

II. GENERAL AGENDA ITEMS

- A. CIP Updates: Lincoln Road Redevelopment Project Phase II & Phase III
 - 1. Ariel Guitian and Herman Fung shared updates on Phase II (Drexel and Meridian Avenue segments) and noted that contractor bidding for Phase III is currently in progress.
- B. Item R9 I: Discussion Regarding Lincoln Road Side Street Signage Pilot Program
 - 1. Item sponsored by Commissioner David Suarez: The Board discussed a signage program to improve visibility for side-street retailers from Lincoln Road. The Board supported the concept but emphasized it should be professionally developed, with Economic Development leading. Consensus to engage designers/urban planners (e.g., James Corner) for a world-class solution, with Communications supporting branding. Item to be revisited next month.
- C. LRBID x City of Miami Beach MOU
 - 1. The Lincoln Road and City of Miami Beach MOU was completed and approved at the December 17 commission meeting, securing another 10 years of partnership.
- D. Annual Board Election Results
 - 1. At the November annual meeting, new board members Patrick Khouri and Lyle Chariff were elected. Additionally, Mindy McIlroy, Lyle Stern, David Herzberg, and Alan Khoudari were re-elected to the board.
- E. FIFA Countdown Clock
 - 1. Lincoln Road installed a FIFA countdown clock—the only location currently with one. The clock is being marketed and promoted by both the BID and the city, and will remain on Lincoln Road through the end of May before moving to the back basin in downtown Miami.
- F. Doors to Freedom Exhibit
 - 1. Doors to Freedom is an art exhibit introduced by Commissioner Alex Fernandez that was displayed during Art Week in December. The exhibit is being relocated to Lincoln Road and will be installed on Monday on the 700 block under the Folly, with plans to remain up for at least one month.
- G. Lincoln Road Garage Façade
 - 1. The Lincoln Road garage on 17th Street is being wrapped with graphics featuring Miami Beach messaging and themes, including Ocean Drive, the Beach, Art Deco, FIFA 2026, and outdoor sports. The graphics are currently being installed and will remain up for almost a year. A separate resolution is still being developed for permanent wayfinding signage from the Convention Center directing people to Lincoln Road, with Tourism tasked to develop design options.

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2. The Board discussed creating a gateway entrance on Pennsylvania Avenue between the Convention Center and Lincoln Road, emphasizing a world-class design (not standard signage). Concepts include lighting and art installations as near-term solutions, alongside longer-term permanent features, to be developed with the City.
- H. Lunar New Year Asian Festival x Smorgasburg (February 2026)
 1. The BID is planning to host the Lunar New Year Asian Food Festival on Lincoln Road in February, targeting the city surface lot behind Nike. The event previously drew over 10,000 people when hosted by Smorgasburg in Wynwood. Parking fees remain a key challenge; Economic Development and Commissioner Magazine will explore waiving fees with the City to support feasibility.

III. DISCUSSION OF BID FINANCES

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

IV. APPROVAL ITEMS

- 1) Minutes from Tuesday, October 28, 2025 LR BID Board Meeting
 - a) Melvin Schlessor moved to approve the minutes from the Tuesday, October 28, 2025 LR BID Board Meeting. David Herzberg provided the second. Motion passed unanimously.

V. SOCIAL MEDIA & PUBLIC RELATIONS

- A. O'Connell & Goldberg
 1. Hailey Fine provided an end of year social media recap for November and December.
- B. Dana Agency
 1. Jessica Barrios provided public relation highlights for November and December

VI. LEASING UPDATES

- A. Prince St. Pizza - Recently Opened (521 Lincoln Road)
- B. Myka Greek Frozen Yogurt - Recently Opened (551 Lincoln Road)
- C. Culto Futbol - Recently Opened (744 Lincoln Road)
- D. Elixir - Recently Opened (818 Lincoln Road)
- E. Silk - Recently Opened (1664 Lenox Avenue)
- F. Chili Beans - Reopened (551 Lincoln Road)
- G. Pandora - Relocated (828 Lincoln Road)
- H. Edikted - Recently Leased (901 Lincoln Road)
- I. New Pop Ups
 1. TFU TFU (443 Lincoln Road)
 2. Miami Life Center (433 Lincoln Road)

VII. UPCOMING LINCOLN ROAD EVENTS

- A. SOBE Jazz Festival (1/10 & 1/11)
- B. Raw Figs Figure Drawing (1/17)
- C. YMU Rock Ensemble (1/23)
- D. Antique & Collectible Market (1/11, 1/18, & 1/25)

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- E. Art Walk (3rd Thursdays)
- F. Open Air Tango (3rd Thursdays)
- G. Community Yoga (Every Sunday)
- H. Lincoln Road Farmers Market (Every Sunday)

VIII. UPCOMING DISTRICT HAPPENINGS

- A. Playoff Fan Central (MBCC)
- B. COSMOprof Beauty Show (MBCC)
- C. WSB Live (MBCC)
- D. Miami Marathon

IX. NEW BUSINESS

- A. The Board briefly discussed organizing a broker event for April 2026.
- B. The Board discussed allowing restaurants to place TVs outdoors during the FIFA World Cup (June-early July 2026). Current police restrictions limit TVs to indoor viewing. The Board agreed the policy should be updated before May and plans to meet with the City Manager, a commissioner, Economic Development, police, and restaurant representatives to establish clear guidelines.
- C. The Board discussed an overhaul of the existing markets and requested staff obtain current City contracts for review and comment ahead of upcoming renewals.

X. MEETING ADJOURNED

Next Executive Committee meeting: February 12, 2026

Next Board of Directors meeting: April 9, 2026