

Lincoln Road Business Improvement District
Board of Directors Summary Meeting Minutes
Tuesday, 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=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, Vice President
Alan Khoudari, Treasurer
Yuri Rebello, Secretary
David Herzberg, Member at Large
Patrick Khoury, Board Member
Melvin Schlessler, Board Member
Lyle Chariff, Board Member
Elba Machado, Board Member
Robert Rivani, BID Member
Ophira Cuckierman, BID Member
Veronica Goddard, Rivani
Nicholas Rodriguez, Bercow Radell Fernandez Larkin + Tapanes
Anabel Llopis, Executive Director
Claudia Jagid, District Consulting
Natalie Mejia, Staff

Vitual

Lyle Stern, President
Michale Comras, Comras Company
Maz Gelband, Comras Company
Robert Quittner, BID Member
Jesse Brody, BID Member
Misha Harris, Pontegadea
Scott Sherman, Torose Equities
Luis Atencio, Aide to Commissioner Magazine
Cody Croye, City of Miami Beach
Thomas Mooney, City of Miami Beach
Deborah Tackett, City of Miami Beach
Lisette Arrogante, City of Miami Beach
Francys Vallecillo, City of Miami Beach
Frank Garcia, City of Miami Beach
Hailey Fine, O&G
Skye Levy, Dana Agency
Graziano Sbroggio, Grasper Group
Matthew Amster, Bercow Radell Fernandez Larkin + Tapanes
Yeidy Montesino
Michael Grinfeld
Ryan
Marcy Chariff,
Aaron

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AGENDA

I. WELCOME/INTRODUCTIONS/ROLL

- A. Executive Director Anabel Llopis called the meeting to order and welcomed the Board members, City representatives, presenters, and members of the public participating in person and via Zoom. Introductions and roll call were conducted. A quorum was present.

II. DISCUSSION OF BID FINANCES

- A. Executive Director, Anabel Llopis, provided a brief financial update.
1. The BID reported approximately \$651,000 in cash as of the end of March 2026.
 2. Year-to-date expenditures were reported as tracking favorably against the approved budget.
 3. No formal action was taken.

III. GENERAL AGENDA ITEMS

- A. PB 24-0731 Lincoln Road West Residential Use Incentives LDR Amendments
1. City Planning Director Thomas Mooney and Debbie Tackett presented proposed zoning incentives to encourage long-term residential development near Lincoln Road. The proposal includes:
 - a) Increased height and FAR in designated areas.
 - b) A prohibition on short-term rentals.
 - c) Reduced parking and micromobility requirements.
 - d) Setbacks and Historic Preservation Board review.
 - e) Residential uses above the ground floor.
 2. Board members generally supported additional residential development but raised concerns about:
 - a) The proposed 50-foot setback.
 - b) Preserving existing office and commercial uses on upper floors.
 - c) Maintaining flexibility for mixed-use development.
 - d) Protecting Lincoln Road's historic character.
 3. The proposal is expected to go before the City Commission on May 20, 2026.
 4. No formal action was taken.

IV. APPROVAL ITEMS

- 1) Robert Rivani: Support Letter Request for Rivani X
 - a) Nicholas Rodriguez and Patrick Khoury presented plans for the redevelopment of 1691 Michigan Avenue, including:
 - i) Approx. 36,000 sq. ft. of additional office space.
 - ii) Food and beverage space.
 - iii) Rooftop padel courts and wellness amenities.
 - iv) Conversion of underused parking areas.
 - v) An amendment and extension of the City ground lease.
 - vi) A public-benefit package still under negotiation.

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- b) The Board strongly supported the project and discussed advocating for public-benefit funds to be directed toward Lincoln Road improvements.
 - c) Mindy McIlroy moved to approve the issuance of a letter of support for the Rivani X project on behalf of the BID. Melvyn Schlessler seconded the motion. The motion passed unanimously among the voting members, with Board Member Patrick Khoury recusing himself from the discussion and vote.
- 2) Bercow Radell Fernandez Larkin + Tapanes: Support Letter Request for 720 Lincoln Road Façade Improvements
 - a) Matthew Amster and Scott Sherman presented storefront modifications intended to improve visibility and leasability while preserving historic architectural elements.
 - b) Melvyn Schlessler motion to approve the issuance of a letter of support for the façade improvements at 720 Lincoln Road. David Herzberg provided the second. The motion passed unanimously.
- 3) Minutes from Thursday, January 8, 2026 LR BID Board Meeting
 - a) Melvyn Schlessler moved to approve the minutes from the Thursday, January 8, 2026 LR BID Board Meeting. David Herzberg provided the second. The motion passed unanimously.
- 4) LRBID Office Lease for 690 Lincoln Road, Suite 202
 - a) The proposed lease includes approximately 1,800 square feet, office space for BID staff and Block by Block, a conference room, and three parking spaces. The proposed rent for a 3-year term is as follows:
 - i) Year 1: \$3,800 per month
 - ii) Year 2: \$3,914 per month
 - iii) Year 3: \$4,200 per month
 - b) Lyle Chariff moved to approve the proposed lease terms for the new BID office at 690 Lincoln Road, Suite 202, Miami Beach, Florida 33139. Alan Khoudari provided the second. The motion passed unanimously among the voting members, with Board Member Melvyn Schlessler recusing himself from the discussion and vote.
- 5) Budget Request for Office Relocation
 - a) Staff requested approximately \$8,000-\$9,000 for furniture, equipment, appliances, and moving expenses. The Board agreed that the new office should serve as a professional meeting, marketing, and presentation space for Lincoln Road and that quality should not be compromised solely to remain within the initial budget.
 - b) David Herzberg moved to approve the initial relocation budget and authorize the Executive Director to adjust the amount as needed. Lyle Chariff provided the second. The motion passed unanimously among the voting members, with Board Member Melvyn Schlessler recusing himself from the discussion and vote.
- 6) Gillie & Marc: November 2027 Exhibit Proposal
 - a) Gillie and Marc proposed the *Wild Race Against Time* exhibit, consisting of 13 interactive sculptures depicting endangered animals. The proposed cost was \$20,000 for a one-year exhibition, with installation anticipated in December 2026 and an earlier installation date under consideration.

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- b) Mindy McIlroy moved to approve the \$20,000 expense for the one-year *Wild Race Against Time* exhibit by Gillie and Marc. Elba Machado seconded the motion. The motion passed unanimously.

V. GENERAL AGENDA ITEMS

- A. Frank Garcia, Facilities Management: America250 Activations and FIFA World Cup Installations
1. For the FIFA World Cup, four approximately 15-foot inflatable soccer balls were proposed for Lincoln Road to be installed May 2026 - July 2026:
 - a) Germany - 400 block
 - b) Japan - 500 block
 - c) Qatar - 900 block
 - d) Saudi Arabia - 1000 block
 2. The Board requested that one country be exchanged for Colombia or another Latin American country.
 3. Follow-Up: Staff will coordinate with the City regarding a possible country change and obtain available FIFA tourism and hotel data.
- B. Lincoln Road Pop Up Updates
1. Staff reported increased interest in brand activations and temporary pop-ups, including BMW/MINI and Pink Palm Puff.
- C. Public Bathrooms on Lincoln Road
1. Staff introduced a request made by BID member and property owner, Peter Saliamonas, to explore public restroom facilities on Lincoln Road. Options discussed included:
 - a) Paid public restrooms.
 - b) Staffed facilities.
 - c) Self-cleaning restroom systems similar to those used in some European cities.
 - d) Existing restroom facilities near the New World Center, which are generally opened only during events.
 2. The Board discussed concerns related to maintenance, security, misuse, liability, and operating costs associated with public restrooms. Members also referenced negative experiences with public restroom facilities in other entertainment districts. Some members opposed establishing public restrooms on Lincoln Road, while others stated that the matter would require additional research and further discussion. No formal action was taken.

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*

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- 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

- A. The Board discussed the possible expiration of the ordinance allowing extended pop-up occupancy.
 - 1. Follow up: Staff will contact Commissioner Alex Fernandez's office regarding an extension of the ordinance.
- B. The Board discussed changing the July 9, 2026 Board meeting date because of its proximity to the July 4 holiday. A July meeting is required to approve the upcoming fiscal-year budget.
 - 1. Follow-Up: Staff will review alternate July dates.

VIII. MEETING ADJOURNED

Next Executive Committee meeting: May 14, 2026

Next Board of Directors meeting: July 9, 2026