

Lincoln Road Business Improvement District
Special Executive Committee Summary Meeting Minutes
Monday, June 1, 2026
11:00 a.m. – 11:30 a.m.

In Person

Lincoln Center, 690 Lincoln Rd., Suite 202 Miami Beach, Florida 33139

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
(recording available upon request)**

In-Person

Lyle Stern, President
Mindy McIlroy, Vice President
Yuri Rebello, Secretary
Alan Khoudari, Treasurer
Michael Comras, BID Member
Anabel Llopis, Executive Director
Natalie Mejia, LRBID Staff
Claudia Jagid, District Consulting
Max Gelband, Comras Company
Michael Grinfeld, Comras Company

Virtual

Lyle Chariff, Board Member
Elba Machado, Board Member
Julie Quittner, BID Member
Alina Rojas, Pontegadea/BID Member
Alberto Chocron, Valoro Capital/BID Member
Joe Magazine, City of Miami Beach Commissioner
Luis Atencio, Aide to Commissioner Joe Magazine
Heather Shaw, City of Miami Beach
Steven Anthony, City of Miami Beach
Francisco Cantor, Valoro Capital
Jay Chaves, Cali Property Management
Skye Levy, Dana Agency

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SUMMARY MINUTES

I. WELCOME/INTRODUCTIONS/ROLL CALL

II. APPROVAL ITEMS

- a. Michael Comras: Support Letter Request for NoLi Development Project
 - i. Michael Comras presented the NOLI project, a privately funded redevelopment initiative that will create a covered via connecting Lincoln Road to Lincoln Lane, enhance storefronts, relocate back-of-house operations, and introduce boutique retail, café, fitness, and lifestyle-oriented uses. He explained that the project is designed to improve pedestrian connectivity, provide shade, and activate the rear portions of the properties as a new street frontage. Mr. Comras reported that the project is in advanced stages of development, with a portion expected to be completed by the end of the year and full completion anticipated by the 2027 holiday season.
 - ii. Mindy McIlroy made a motion to support the NoLi development plan. Lyle Stern Provided the second. Motion passed unanimously.

III. NEW BUSINESS

IV. MEETING ADJOURNED

Next Executive Committee meeting: June 18, 2026

Next Board of Directors meeting: July 9, 2026