

Lincoln Road Business Improvement District
Executive Committee Summary Meeting Minutes
Thursday, June 25, 2026
11:00 a.m. – 1:00 p.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
Alan Khoudari, Treasurer
Yuri Rebello, Secretary
David Herzberg, Member at Large
Lyle Chariff, Board Member
Maria Stead, Board Member
Melvyn Schlessler, Board Member
Anabel Llopis, Executive Director
Natalie Mejia, LRBID Staff
Claudia Jagid, District Consulting

Virtual

Mindy McIlroy, Vice President
Ophira Cuckierman, BID Member
Robert Quittner, BID Member
Michael Comras, BID Member/Comras Company
Michael Grinfeld, Comras Company
Max Gelband, Comras Company
Tatum Arai, O'Connell & Goldberg
Dana Baran, Dana Agency
Paula Gomez, Dana Agency
Alexandra Riese, Dana Agency
Joe Magazine, City of Miami Beach Commissioner
Luis Atencio, Office of Commissioner Joe Magazine
Francys Vallecillo, City of Miami Beach
Justin Karr, City of Miami Beach
Heather Shaw, City of Miami Beach
Genghis Hadi, Nahla Capital
Meghan Wassel, Nahla Capital
Alfredo Gonzalez, Greenberg Traurig, P.A.
David Butter, Greenberg Traurig, P.A.
Kobi Karp, Kobi Karp
Jay Chaves, Cali Property Management
MJ Woodrum, UIA Management

Lincoln Road Business Improvement District
Executive Committee Summary Meeting Minutes
Thursday, June 25, 2026
11:00 a.m. – 1:00 p.m.

In Person

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

Join Zoom Meeting

<https://zoom.us/j/4744547055?pwd=YXo1TmUrR0ZNMmJYNiVlZVVEVjcZz09>

Meeting ID: 474 454 7055 | **Password:** 808879 | **Call-in:** +1 301-715-8592

AGENDA

I. WELCOME/INTRODUCTIONS/ROLL CALL

II. DISCUSSION OF BID FINANCES

- a. Anabel Llopis provided a financial update through the end of May 2026.
 - i. May expenses totaled approximately \$103,000, compared with approximately \$142,000 budgeted for the month. Year-to-date expenditures and cash flow continued to track favorably against the approved budget, and staff anticipated carrying a surplus into the upcoming fiscal year.
- b. Natalie Mejia also reported that assessment collections were substantially complete, with only a limited number of outstanding balances remaining.

III. APPROVAL ITEMS

- a. Genghis Hadi, Nahla Capital: Support Letter Request for The Raleigh, Miami
 - i. Alfredo Gonzalez and Genghis Hadi presented Nahla Capital's redevelopment plans for the Raleigh Hotel site, which includes the historic Raleigh, Richmond and South Seas hotels at 1775, 1757 and 1751 Collins Avenue.
 - ii. Nahla Capital requested support for a 0.5 FAR increase, from 2.0 to 2.5, which would provide approximately 66,000 square feet of additional floor area. The additional FAR would primarily:
 - 1. Add two floors to the approved new tower, increasing its height from approximately 175 feet to 200 feet;
 - 2. Reactivate portions of the Richmond and South Seas buildings;
 - 3. Enclose previously open-air portions of the project, including the Ocean Pavilion and connecting areas, to allow for year-round operations and reduce potential noise impacts.
 - iii. The project is anticipated to operate under the Rosewood brand and include approximately 60 hotel rooms/suites and 40 residences, along with restaurant, meeting and hospitality uses.
 - iv. The Executive Committee expressed strong support for reactivating the property and completing the long-delayed redevelopment.
 - v. Lyle Stern disclosed a brokerage-related connection to the project and recused himself from the vote.
 - vi. **ACTION ITEM:** Alan Khoudari motioned to support Nahla Capital's requested FAR increase and authorize the LRBID to provide a letter of support. Yuri Rebello provided the second. The motion passed unanimously among the voting members.

Lincoln Road Business Improvement District
Executive Committee Summary Meeting Minutes
Thursday, June 25, 2026
11:00 a.m. – 1:00 p.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

- b. Minutes from: Tuesday, March 17, 2026, Executive Committee Meeting
 - i. **ACTION ITEM:** David Herzberg motioned to approve the minutes from the Tuesday, March 17, 2026 LRBID Executive Committee Meeting. Alan Khoudari provided the second. The motion passed unanimously among the voting members.
- c. Minutes from: Monday, June 1, 2026, Special Executive Committee Meeting
 - i. **ACTION ITEM:** Lyle Stern motioned to approve the minutes from the Monday, June 1, 2026, Special Executive Committee Meeting. Yuri Rebello provided the second. The motion passed unanimously among the voting members.

IV. GENERAL AGENDA ITEMS

- a. Review Draft 2026-27 LRBID Operating Budget
 - i. Anabel Llopis presented the proposed 2026-2027 fiscal-year budget, totaling approximately \$1.8 million.
 - ii. Proposed revenue included:
 - 1. Approximately \$1.6 million in assessments, reflecting the approved 3% assessment increase;
 - 2. Approximately \$161,000 from the City of Miami Beach toward the Ambassador Program, reflecting a 1% increase under a proposed one-year renewal;
 - 3. \$38,000 in City reimbursements, including approximately \$25,000 toward public art and \$13,000 toward the annual holiday tree lighting; and
 - 4. \$10,000 in budgeted business development income, which staff characterized as a conservative estimate. Staff reported approximately \$52,000 in business development revenue generated year-to-date.
 - iii. The Executive Committee discussed a proposed 7% salary increase for the Executive Director and Natalie Mejia in recognition of increased responsibilities, programming, brand activations and business development activity.
 - iv. The Dana Agency requested a \$1,500-per-month increase to its public relations retainer. Following discussion regarding available event and marketing funds, the parties agreed to a \$1,000-per-month increase.
 - v. The Committee agreed to advance the proposed budget with the discussed revisions for consideration by the Board of Directors.
- b. Review Submissions Received from the 2026 Art RFP
 - i. Staff reported receiving 109 artist submissions, compared with approximately 78 submissions during the prior year.

**Lincoln Road Business Improvement District
Executive Committee Summary Meeting Minutes
Thursday, June 25, 2026
11:00 a.m. – 1:00 p.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

- ii. Committee members emphasized prioritizing artwork that is:
 - 1. Interactive and engaging;
 - 2. Visually impactful and photo-worthy;
 - 3. Appropriate in scale for Lincoln Road; and
 - 4. Complementary to the 13 Gillie & Marc sculptures scheduled to arrive later in the year.
- iii. The Committee discussed the importance of confirming that shortlisted concepts could realistically be fabricated, engineered, transported, installed, insured and removed within the anticipated budget of approximately \$75,000 per installation.
- iv. Staff will further vet the preferred artists and concepts, including dimensions, materials, structural requirements, electrical needs, insurance, shipping and installation costs, and will circulate the leading finalists for additional Board review.
- v. No final artwork selection was made.

I. NEW BUSINESS

II. MEETING ADJOURNED

Next Board of Directors meeting: July 9, 2026

Next Executive Committee meeting: September 10, 2026