

**Lincoln Road Business Improvement District  
Executive Committee Meeting  
Tuesday, March 17, 2026  
10:00 a.m. – 11:30 a.m.**

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**In Person**

New World Center, 500 17th Street, Miami Beach, Florida 33139, 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

**AGENDA**

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

**II. DISCUSSION OF BID FINANCES**

**III. APPROVAL ITEMS**

- a. Minutes from: Monday, February 2, 2026, Executive Committee Meeting
- b. Executive Director Health Insurance Premium Increase
- c. FIFA 2026 - Branding in the District
- d. Gillie & Marc Benches (\$10K)

**IV. GENERAL AGENDA ITEMS**

- a. LRBID Updates
  - i. Office Relocation
  - ii. Pride Kick Off Event - April 2, 2026
  - iii. Fifa 2026 - Host Committee Approves Café Viewings
- b. City of Miami Beach
  - i. 17th Street & Lincoln Lane North Residential Proposal
  - ii. Meetings with Mayor and Commissioners - Update

**V. NEW BUSINESS**

**VI. MEETING ADJOURNED**

**Next Board of Directors meeting: April 14, 2026**

**Next Executive Committee meeting: May 14, 2026**

## FINANCIAL REVIEW

**LINCOLN RD**





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## Monthly Financial Report

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Lincoln Road Business Improvement District  
February 2026

# Basis of Preparation

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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                                        |  | Feb 2026           |
|------------------------------------------------------|--|--------------------|
| <b>ASSETS</b>                                        |  |                    |
| <b>Cash &amp; Equivalents</b>                        |  |                    |
| Checking (3874)                                      |  | \$622,258          |
| <b>Accounts Receivable</b>                           |  |                    |
| Accounts Receivable                                  |  | \$462,326          |
| <b>Other Current Assets</b>                          |  |                    |
| Prepaid Expense                                      |  | \$7,279            |
| Fraud Receivables                                    |  | \$73               |
| <b>Total Other Current Assets</b>                    |  | <b>\$7,352</b>     |
| <b>Total Current Assets</b>                          |  | <b>\$1,091,937</b> |
| <b>Fixed Assets</b>                                  |  |                    |
| Accumulated Depreciation                             |  | (\$16,605)         |
| Equipment and Furniture                              |  | \$16,605           |
| <b>Total Fixed Assets</b>                            |  | <b>\$0</b>         |
| <b>Intangible Assets</b>                             |  |                    |
| Domain Purchase                                      |  | \$130,000          |
| Accumulated Amortization (Domain)                    |  | (\$28,167)         |
| <b>Total Intangible Assets</b>                       |  | <b>\$101,833</b>   |
| <b>Investments or Other Non-Current Assets</b>       |  |                    |
| Accumulated Amort. ROU                               |  | (\$103,192)        |
| ROU Asset                                            |  | \$103,192          |
| <b>Total Investments or Other Non-Current Assets</b> |  | <b>\$0</b>         |
| <b>Total Non-Current Assets</b>                      |  | <b>\$101,833</b>   |
| <b>Total Assets</b>                                  |  | <b>\$1,193,770</b> |
| <b>LIABILITIES</b>                                   |  |                    |
| <b>Accounts Payable</b>                              |  |                    |
| Accounts Payable                                     |  | \$30,121           |
| <b>Other Current Liabilities</b>                     |  |                    |
| Accrued Compensated Absences                         |  | \$35,148           |
| Payroll Tax Payable                                  |  | \$207              |
| <b>Total Other Current Liabilities</b>               |  | <b>\$35,355</b>    |
| <b>Total Current Liabilities</b>                     |  | <b>\$65,476</b>    |
| <b>Other Non-Current Liabilities</b>                 |  |                    |
| Lease Liability                                      |  | \$0                |
| <b>Total Non-Current Liabilities</b>                 |  | <b>\$0</b>         |
| <b>Total Liabilities</b>                             |  | <b>\$65,476</b>    |
| <b>EQUITY</b>                                        |  |                    |
| <b>Retained Earnings</b>                             |  |                    |
| Retained Earnings                                    |  | \$315,550          |
| <b>Current Earnings</b>                              |  |                    |
| Net Income                                           |  | \$812,744          |
| <b>Total Equity</b>                                  |  | <b>\$1,128,294</b> |
| <b>Total Liabilities &amp; Equity</b>                |  | <b>\$1,193,770</b> |

# Budget to Actuals

## Budget to Actuals

| PROFIT & LOSS                            | Feb 2026        | Budget (Feb 2026) | This month vs budget (\$) | This month vs budget (%) |
|------------------------------------------|-----------------|-------------------|---------------------------|--------------------------|
| <b>Revenue</b>                           |                 |                   |                           |                          |
| Ambassador Service Income                | \$13,333        | \$13,333          | \$0                       | 0.00%                    |
| Business development                     | \$7,719         | \$0               | \$7,719                   | -                        |
| Reimbursable Expenses Income             | \$38,000        | \$0               | \$38,000                  | -                        |
| <b>Total Revenue</b>                     | <b>\$59,052</b> | <b>\$13,333</b>   | <b>\$45,719</b>           | <b>342.89%</b>           |
| <b>Expenses</b>                          |                 |                   |                           |                          |
| <b>General &amp; Admin</b>               |                 |                   |                           |                          |
| <b>Rentals and Leases</b>                |                 |                   |                           |                          |
| Equipment & Software                     | \$1,016         | \$927             | \$89                      | 9.61%                    |
| Rent Expense                             | \$3,600         | \$3,535           | \$65                      | 1.84%                    |
| <b>Total Rentals and Leases</b>          | <b>\$4,616</b>  | <b>\$4,462</b>    | <b>\$154</b>              | <b>3.45%</b>             |
| Office Supplies                          | \$144           | \$150             | (\$6)                     | -4.12%                   |
| Parking & Auto Expense                   | \$302           | \$350             | (\$48)                    | -13.66%                  |
| Bank Service Charges & Fees              | \$0             | \$50              | (\$50)                    | -100.00%                 |
| Florida Dept. of State Annual Report     | \$79            | \$0               | \$79                      | -                        |
| Wire transfer fees to City               | \$5             | \$5               | \$0                       | 0.00%                    |
| <b>Travel and Entertainment</b>          |                 |                   |                           |                          |
| Travel and Entertainment                 | \$204           | \$0               | \$204                     | -                        |
| Postage and Deliveries                   | \$10            | \$0               | \$10                      | -                        |
| <b>Total Travel and Entertainment</b>    | <b>\$215</b>    | <b>\$0</b>        | <b>\$215</b>              | <b>-</b>                 |
| Meeting Expenses                         | \$50            | \$200             | (\$150)                   | -74.85%                  |
| <b>Communications Services</b>           |                 |                   |                           |                          |
| Email Fax Service                        | \$44            | \$36              | \$8                       | 21.08%                   |
| Telephone/Internet Service               | \$334           | \$350             | (\$16)                    | -4.69%                   |
| <b>Total Communications Services</b>     | <b>\$377</b>    | <b>\$386</b>      | <b>(\$9)</b>              | <b>-2.29%</b>            |
| <b>Total General &amp; Admin</b>         | <b>\$5,788</b>  | <b>\$5,603</b>    | <b>\$185</b>              | <b>3.30%</b>             |
| <b>BID Services &amp; Programs</b>       |                 |                   |                           |                          |
| Block by Block                           | \$30,951        | \$30,950          | \$1                       | 0.00%                    |
| Contingency                              | \$0             | \$2,083           | (\$2,083)                 | -100.00%                 |
| Event Production                         | \$26,352        | \$10,600          | \$15,752                  | 148.60%                  |
| <b>Total BID Services &amp; Programs</b> | <b>\$57,302</b> | <b>\$43,633</b>   | <b>\$13,669</b>           | <b>31.33%</b>            |
| <b>Insurance Expense</b>                 |                 |                   |                           |                          |
| Insurance/Officer-Directors              | \$142           | \$150             | (\$8)                     | -5.18%                   |
| Liability Insurance                      | \$827           | \$800             | \$27                      | 3.38%                    |
| Premises Insurance                       | \$71            | \$100             | (\$29)                    | -28.75%                  |
| <b>Total Insurance Expense</b>           | <b>\$1,040</b>  | <b>\$1,050</b>    | <b>(\$10)</b>             | <b>-0.91%</b>            |
| <b>Marketing &amp; Advertising</b>       |                 |                   |                           |                          |
| Advertising Online                       | \$2,526         | \$4,500           | (\$1,974)                 | -43.88%                  |
| Digital Agency Retainer                  | \$3,500         | \$3,500           | \$0                       | 0.00%                    |
| Social Media                             | \$6,000         | \$6,500           | (\$500)                   | -7.69%                   |
| Photography                              | \$2,700         | \$0               | \$2,700                   | -                        |
| Printing                                 | \$225           | \$0               | \$225                     | -                        |
| <b>Total Marketing &amp; Advertising</b> | <b>\$14,951</b> | <b>\$14,500</b>   | <b>\$451</b>              | <b>3.11%</b>             |
| <b>Office Expenses</b>                   |                 |                   |                           |                          |
| <b>Prof Accounting Fees</b>              |                 |                   |                           |                          |

## Budget to Actuals

|                                           | Feb 2026          | Budget (Feb 2026)  | This month vs budget (\$) | This month vs budget (%) |
|-------------------------------------------|-------------------|--------------------|---------------------------|--------------------------|
| Accounting/Consulting Fees                | \$725             | \$750              | (\$25)                    | -3.33%                   |
| Audit & Tax Prep Fees                     | \$103             | \$0                | \$103                     | -                        |
| <b>Total Prof Accounting Fees</b>         | <b>\$828</b>      | <b>\$750</b>       | <b>\$78</b>               | <b>10.39%</b>            |
| <b>Professional Services</b>              |                   |                    |                           |                          |
| Public Relations                          | \$8,628           | \$8,500            | \$128                     | 1.50%                    |
| Consulting Fees                           | \$14,007          | \$14,007           | \$0                       | 0.00%                    |
| <b>Total Professional Services</b>        | <b>\$22,634</b>   | <b>\$22,507</b>    | <b>\$128</b>              | <b>0.57%</b>             |
| <b>Total Office Expenses</b>              | <b>\$23,462</b>   | <b>\$23,257</b>    | <b>\$205</b>              | <b>0.88%</b>             |
| <b>Payroll Expenses</b>                   |                   |                    |                           |                          |
| Executive Director Payroll                | \$14,587          | \$14,587           | \$0                       | 0.00%                    |
| Health Insurance                          | \$1,678           | \$1,850            | (\$172)                   | -9.31%                   |
| Payroll Fees & Expenses                   | \$368             | \$290              | \$78                      | 26.72%                   |
| 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%                  |
| <b>Total Payroll Expenses</b>             | <b>\$26,365</b>   | <b>\$26,410</b>    | <b>(\$45)</b>             | <b>-0.17%</b>            |
| <b>Total Expenses</b>                     | <b>\$128,909</b>  | <b>\$114,453</b>   | <b>\$14,456</b>           | <b>12.63%</b>            |
| <b>Operating Profit</b>                   | <b>(\$69,856)</b> | <b>(\$101,120)</b> | <b>\$31,263</b>           | <b>30.92%</b>            |
| <b>Other Expenses</b>                     |                   |                    |                           |                          |
| <b>Other Expenses</b>                     |                   |                    |                           |                          |
| Amortization Expense                      | \$722             | \$725              | (\$3)                     | -0.38%                   |
| <b>Earnings Before Interest &amp; Tax</b> | <b>(\$70,578)</b> | <b>(\$101,845)</b> | <b>\$31,266</b>           | <b>30.70%</b>            |
| <b>Net Income</b>                         | <b>(\$70,578)</b> | <b>(\$101,845)</b> | <b>\$31,266</b>           | <b>30.70%</b>            |

## Budget to Actuals

| PROFIT & LOSS                            | 2025/2026 (YTD)    | Budget (YTD)       | This year vs budget (\$ YTD) | This year vs budget (% YTD) |
|------------------------------------------|--------------------|--------------------|------------------------------|-----------------------------|
| <b>Revenue</b>                           |                    |                    |                              |                             |
| Ambassador Service Income                | \$66,666           | \$66,667           | (\$1)                        | 0.00%                       |
| <b>Assessment Fees/Taxes</b>             |                    |                    |                              |                             |
| Deferred Revenue                         | \$1,551,467        | \$1,551,468        | (\$1)                        | 0.00%                       |
| Business development                     | \$19,719           | \$2,500            | \$17,219                     | 688.76%                     |
| Reimbursable Expenses Income             | \$58,000           | \$38,000           | \$20,000                     | 52.63%                      |
| <b>Total Revenue</b>                     | <b>\$1,695,852</b> | <b>\$1,658,635</b> | <b>\$37,218</b>              | <b>2.24%</b>                |
| <b>Expenses</b>                          |                    |                    |                              |                             |
| <b>General &amp; Admin</b>               |                    |                    |                              |                             |
| <b>Rentals and Leases</b>                |                    |                    |                              |                             |
| Equipment & Software                     | \$3,021            | \$4,536            | (\$1,515)                    | -33.40%                     |
| Rent Expense                             | \$17,800           | \$17,675           | \$125                        | 0.71%                       |
| <b>Total Rentals and Leases</b>          | <b>\$20,821</b>    | <b>\$22,211</b>    | <b>(\$1,390)</b>             | <b>-6.26%</b>               |
| Office Supplies                          | \$1,244            | \$994              | \$250                        | 25.13%                      |
| Parking & Auto Expense                   | \$1,535            | \$1,750            | (\$215)                      | -12.31%                     |
| Memberships & Subs                       | \$610              | \$0                | \$610                        | -                           |
| Bank Service Charges & Fees              | \$370              | \$250              | \$120                        | 47.90%                      |
| Florida Dept. of State Annual Report     | \$340              | \$285              | \$55                         | 19.39%                      |
| Wire transfer fees to City               | \$20               | \$25               | (\$5)                        | -20.00%                     |
| <b>Travel and Entertainment</b>          |                    |                    |                              |                             |
| Travel and Entertainment                 | \$1,615            | \$0                | \$1,615                      | -                           |
| Postage and Deliveries                   | \$1,410            | \$1,100            | \$310                        | 28.22%                      |
| <b>Total Travel and Entertainment</b>    | <b>\$3,026</b>     | <b>\$1,100</b>     | <b>\$1,926</b>               | <b>175.06%</b>              |
| <b>Meeting Expenses</b>                  |                    |                    |                              |                             |
| Annual Meeting                           | \$5,686            | \$5,000            | \$686                        | 13.73%                      |
| Meeting Expenses                         | \$523              | \$1,000            | (\$477)                      | -47.66%                     |
| <b>Communications Services</b>           |                    |                    |                              |                             |
| Email Fax Service                        | \$218              | \$180              | \$38                         | 21.08%                      |
| Telephone/Internet Service               | \$1,668            | \$1,750            | (\$82)                       | -4.68%                      |
| <b>Total Communications Services</b>     | <b>\$1,886</b>     | <b>\$1,930</b>     | <b>(\$44)</b>                | <b>-2.27%</b>               |
| <b>Total General &amp; Admin</b>         | <b>\$36,061</b>    | <b>\$34,545</b>    | <b>\$1,516</b>               | <b>4.39%</b>                |
| <b>BID Services &amp; Programs</b>       |                    |                    |                              |                             |
| Block by Block                           | \$154,753          | \$154,750          | \$3                          | 0.00%                       |
| Contingency                              | \$0                | \$10,417           | (\$10,417)                   | -100.00%                    |
| Event Production                         | \$280,001          | \$245,100          | \$34,901                     | 14.24%                      |
| <b>Total BID Services &amp; Programs</b> | <b>\$434,754</b>   | <b>\$410,267</b>   | <b>\$24,487</b>              | <b>5.97%</b>                |
| <b>Insurance Expense</b>                 |                    |                    |                              |                             |
| Insurance/Officer-Directors              | \$711              | \$750              | (\$39)                       | -5.18%                      |
| Liability Insurance                      | \$4,135            | \$4,000            | \$135                        | 3.38%                       |
| Premises Insurance                       | \$285              | \$400              | (\$115)                      | -28.75%                     |
| <b>Total Insurance Expense</b>           | <b>\$5,131</b>     | <b>\$5,150</b>     | <b>(\$19)</b>                | <b>-0.37%</b>               |
| <b>Marketing &amp; Advertising</b>       |                    |                    |                              |                             |
| Grounds - Signage/Banners                | \$2,580            | \$0                | \$2,580                      | -                           |
| Advertising Online                       | \$16,691           | \$26,500           | (\$9,809)                    | -37.01%                     |
| Digital Agency Retainer                  | \$17,500           | \$17,500           | \$0                          | 0.00%                       |
| Advertising Print Media                  | \$0                | \$3,000            | (\$3,000)                    | -100.00%                    |
| Social Media                             | \$32,300           | \$32,500           | (\$200)                      | -0.62%                      |
| Pedestrian Data                          | \$17,640           | \$17,640           | \$0                          | 0.00%                       |
| Photography                              | \$3,950            | \$4,000            | (\$50)                       | -1.25%                      |

## Budget to Actuals

|                                           | 2025/2026 (YTD)  | Budget (YTD)     | This year vs budget (\$ YTD) | This year vs budget (% YTD) |
|-------------------------------------------|------------------|------------------|------------------------------|-----------------------------|
| Printing                                  | \$2,150          | \$3,000          | (\$850)                      | -28.32%                     |
| Sponsorships                              | \$40,385         | \$40,000         | \$385                        | 0.96%                       |
| Video Production                          | \$2,000          | \$0              | \$2,000                      | -                           |
| <b>Total Marketing &amp; Advertising</b>  | <b>\$135,197</b> | <b>\$144,140</b> | <b>(\$8,943)</b>             | <b>-6.20%</b>               |
| <b>Office Expenses</b>                    |                  |                  |                              |                             |
| <b>Prof Accounting Fees</b>               |                  |                  |                              |                             |
| Accounting/Consulting Fees                | \$3,625          | \$3,750          | (\$125)                      | -3.33%                      |
| Audit & Tax Prep Fees                     | \$11,103         | \$12,750         | (\$1,647)                    | -12.92%                     |
| <b>Total Prof Accounting Fees</b>         | <b>\$14,728</b>  | <b>\$16,500</b>  | <b>(\$1,772)</b>             | <b>-10.74%</b>              |
| <b>Professional Services</b>              |                  |                  |                              |                             |
| Public Relations                          | \$43,148         | \$42,500         | \$648                        | 1.52%                       |
| Consulting Fees                           | \$70,033         | \$70,032         | \$0                          | 0.00%                       |
| Legal Fees & Govt Affairs                 | \$8,700          | \$6,000          | \$2,700                      | 45.00%                      |
| <b>Total Professional Services</b>        | <b>\$121,880</b> | <b>\$118,532</b> | <b>\$3,348</b>               | <b>2.82%</b>                |
| <b>Total Office Expenses</b>              | <b>\$136,608</b> | <b>\$135,032</b> | <b>\$1,576</b>               | <b>1.17%</b>                |
| <b>Payroll Expenses</b>                   |                  |                  |                              |                             |
| Executive Director Payroll                | \$72,935         | \$72,935         | \$0                          | 0.00%                       |
| Health Insurance                          | \$8,388          | \$9,250          | (\$862)                      | -9.31%                      |
| Payroll Fees & Expenses                   | \$1,494          | \$1,450          | \$44                         | 3.06%                       |
| Payroll Taxes                             | \$8,873          | \$9,000          | (\$127)                      | -1.41%                      |
| Staff Assistant Payroll                   | \$39,065         | \$39,065         | \$0                          | 0.00%                       |
| Workers Comp Expenses                     | \$269            | \$350            | (\$81)                       | -23.20%                     |
| <b>Total Payroll Expenses</b>             | <b>\$131,025</b> | <b>\$132,050</b> | <b>(\$1,025)</b>             | <b>-0.78%</b>               |
| <b>Total Expenses</b>                     | <b>\$878,775</b> | <b>\$861,184</b> | <b>\$17,591</b>              | <b>2.04%</b>                |
| <b>Operating Profit</b>                   | <b>\$817,077</b> | <b>\$797,451</b> | <b>\$19,626</b>              | <b>2.46%</b>                |
| <b>Other Expenses</b>                     |                  |                  |                              |                             |
| <b>Other Expenses</b>                     |                  |                  |                              |                             |
| Amortization Expense                      | \$4,333          | \$3,625          | \$708                        | 19.54%                      |
| <b>Earnings Before Interest &amp; Tax</b> | <b>\$812,744</b> | <b>\$793,826</b> | <b>\$18,918</b>              | <b>2.38%</b>                |
| <b>Net Income</b>                         | <b>\$812,744</b> | <b>\$793,826</b> | <b>\$18,918</b>              | <b>2.38%</b>                |

## Executive Committee Meeting Minutes



Lincoln Road Business Improvement District  
Executive Committee Summary Meeting Minutes  
Monday, February 2, 2026  
10:00 a.m. – 11:30 a.m.

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**In Person**

New World Center, 500 17th Street, Miami Beach, Florida 33139, 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 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

Alan Khoudari, Board Member

Anabel Llopis, Executive Director

Natalie Mejia, Staff

Claudia Jagid, District Consulting

**Virtual**

Lyle Chariff, Board Member

Elba Machado, Board Member

Melvin Schlessler, Board Member

Maria Stead, Board Member

Joe Magazine, City of Miami Beach Commissioner

Luis Atencio, City of Miami Beach

Alex Fernandez, City of Miami Beach Commissioner

Giacomo Natteri, City of Miami Beach

Sydney Alonso, City of Miami Beach

Justin Karr, City of Miami Beach

Diana Fontani, City of Miami Beach

Herman Fung, City of Miami Beach

Daniel Alzuri, City of Miami Beach

Lauren Firtel, City of Miami Beach

David Berg, Infinity Collective

Alexis Pura, Infinity Collective

Skye Levy, Dana Agency

Hailey Fine, O&G

MJ Woodrum, UIA Management

Lincoln Road Business Improvement District  
Executive Committee Summary Meeting Minutes  
Monday, February 2, 2026  
10:00 a.m. – 11:30 a.m.

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MINUTES

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

**II. APPROVAL ITEMS**

- a. Letter of Support Request - R5 D (Commissioner Fernandez)
  - i. Commissioner Fernandez proposed a temporary deregulation initiative to allow live entertainment on Lincoln Road, Washington Ave, 41st St, and Collins Ave. Currently, live entertainment requires a conditional use permit, but this pilot program would exempt venues from that process.
  - ii. Alan Khoudari motioned for the LRBID to provide a letter of support for the live entertainment pilot program presented by Commissioner Fernandez. David Herzberg provided the second and passed unanimously.
- b. Letter of Support Request - Alton Road Development (Infinity Collective)
  - i. David Berg from Infinity Collective presented preliminary plans for a mixed-use development at the former Epicure/Ace Hardware site on Alton Road. The project would include ~200 apartment units, 60,000 sq ft of office space, and 45,000 sq ft of retail.
  - ii. David Herzberg motioned for the LRBID to provide a letter of support for the project David Berg. Yuri Rebello provided the second and passed unanimously.
- c. Minutes from: Thursday, November 13, 2025, Executive Committee Meeting
  - i. Yuri Rebello motioned to approve the minutes from the Thursday, November 13, 2025, Executive Committee meeting. David Herzberg provided the second. The motioned passed unanimously.

**III. GENERAL AGENDA ITEMS**

- a. LRBID Updates
  - i. Outstanding Assessments
    - 1. Natalie Mejia announced that, as of February 2, 2025, approximately \$470,000 in assessments remained outstanding, and staff was actively reaching out to property owners with unpaid balances.
  - ii. *Wild Couch*, Gillie & Marc
    - 1. Gillie and Mark, the artists who have had their bronze sculptures displayed, have offered the "Wild Couch" sculpture to the LRBID or the City of Miami Beach for \$100,000.
    - 2. The board discussed that while \$100,000 is a reasonable price for the sculpture, they are not sure they want to commit to permanently purchasing

Lincoln Road Business Improvement District  
Executive Committee Summary Meeting Minutes  
Monday, February 2, 2026  
10:00 a.m. – 11:30 a.m.

---

and maintaining a large piece of art, preferring to keep the ability to change out art installations.

iii. Board Headshots + Bios

1. Anabel Llopis requested that each board member submit a bio for inclusion on the lincolnrroad.com website.

iv. Enhancing LRBID Visibility on LinkedIn

1. Anabel Llopis also requested that all board members connect their business LinkedIn profiles to the LRBID's LinkedIn page.

v. Broker Event

1. Lyle Stern suggested the LRBID host a broker event in April to highlight Lincoln Road's recent changes, partnering with the City and Economic Development. He recommended a cocktail hour followed by dinner at local restaurants, targeting ~150 retail leasing brokers

vi. 2026-27 Call to Artist/RFP Discussion

1. Anabel Llopis proposed shifting from a call to artists to an RFP process, allowing the board to review submissions without committing to a set budget. The board expressed support for this approach, which offers greater flexibility in selecting artwork, and Annabelle will circulate the new RFP to artists.

vii. Office Relocation

1. Anabel Llopis noted that ongoing construction and increased activity are making the current LRBID office space challenging. She reported that options for relocation are being circulated, including separate spaces for the LRBID office and the Block-by-Block.
2. Maria Stead and Lyle Chariff offered potential office space options, and the board agreed to review the options and select the location that best fits their needs and budget.

b. Lincoln Road Capital Improvement Projects

i. Meridian Avenue (Crosswalks & Signage)

1. The Meridian construction project (Lincoln Lane South to 17th Street) has caused challenges for tenants and pedestrian traffic, with current fencing and signage giving the impression that Lincoln Road is closed.
2. Anabel Llopis is actively working to coordinate with the City, leverage LRBID's own communication platforms, and push for more prominent, clear signage and messaging to support the Lincoln Road businesses during the Meridian construction project.

**Lincoln Road Business Improvement District  
Executive Committee Summary Meeting Minutes  
Monday, February 2, 2026  
10:00 a.m. – 11:30 a.m.**

---

- ii. Drexel Avenue
  - 1. Anabel Llopis asked the City about plans to celebrate the completion of the Drexel project, expected to finish in early May.
  - 2. Lauren Firtel noted the City may choose to celebrate the Drexel and Meridian project completions together, though Meridian will take longer to complete.
  - 3. Anabel Llopis highlighted the opportunity for the LRBID to plan its own activation around the Drexel completion and requested further details from the City to coordinate efforts, particularly ahead of FIFA World Cup-related activity.
- c. Miami Dade LGBTQ+ Chamber of Commerce - Score Fundraiser Event
  - i. Anabel Llopis shared that the LRBID is partnering with Miami Beach Pride and the LGBTQ+ Chamber of Commerce for a fundraiser benefiting Miami Beach Pride. They are exploring a partnership with SCORE as part of the event.
- d. Miami Beach Pride 2026
  - i. Kickoff event scheduled for April 2, 2026, at the Euclid Oval, featuring a live band, community art, a bar, and light bites.
- e. Antique & Collectible Market & Farmers Market RFPs
  - i. Lyle Chariff reviewed the current Lincoln Road Farmer's Market and Antiques & Collectibles Market agreements with the City of Miami Beach, noting inconsistencies, vague operator responsibilities, and broad vendor/product standards.
  - ii. He suggested increased LRBID involvement in oversight, standards, and the RFP process, with research into best practices from other markets.
  - iii. The board agreed to work with the City's Facilities department to shape new agreements ahead of the current contracts' September 2027 expiration.
- f. Tenant Sampling Program (Sat-Sun, 12-5pm)
  - 1. Lyle Stern proposed a pilot program allowing Lincoln Road tenants to hand out food/beverage samples, recommending weekends from 12-3 PM as an example, with parameters such as location, participants, and sample type to be determined.
  - 2. The board discussed establishing a clear, enforceable process if the program is implemented.

**IV. NEW BUSINESS**

**V. MEETING ADJOURNED**

**Next Executive Committee meeting: March 12, 2026**

**Next Board of Directors meeting: April 9, 2026**