

ANNUAL REPORT – 2025



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MISSION STATEMENT

MISSION

The Washington Avenue Business Improvement District (BID)'s integral mission is to preserve, stabilize, and improve Washington Avenue retail and business district located inside historic Miami Beach through promotion, management, marketing and other similar services.

OUR VISION

It is Washington Avenue BID'S vision to encourage the continued development of a diverse, vibrant and pedestrian-friendly Washington Avenue mixed use neighborhood, thereby providing a dynamic setting for businesses, the visiting public, arts and entertainment, unlike any other place in the world. The BID will provide high-quality, customer-oriented services designed to define, enhance, and continually improve Washington Avenue for those who work, live, visit, and do business here.



ANDREW
RESNICK
PRESIDENT



2024-2025 BOARD MEMBERS

- **Board Members**

- President - Andrew Resnick
- Saul Gross
- Secretary - Marc Lawrence
- Michael Simpkins
- Corey Hayes
- Jonathan Mansour
- Ronald J Finvarb
- Roberto Datorre

- **Ex Officio Members**

- Steven Anthony - City of Miami Beach
- (Board members are not compensated)



NEW EXECUTIVE BOARD MEMBERS



Corey Hayes

Moxy Hotel
General Manager

NEW EXECUTIVE BOARD MEMBERS



Jonathan Mansour

CEO & Founder: Victory Restaurant & Lounge,
Vendome Miami Beach,
Hookah 92

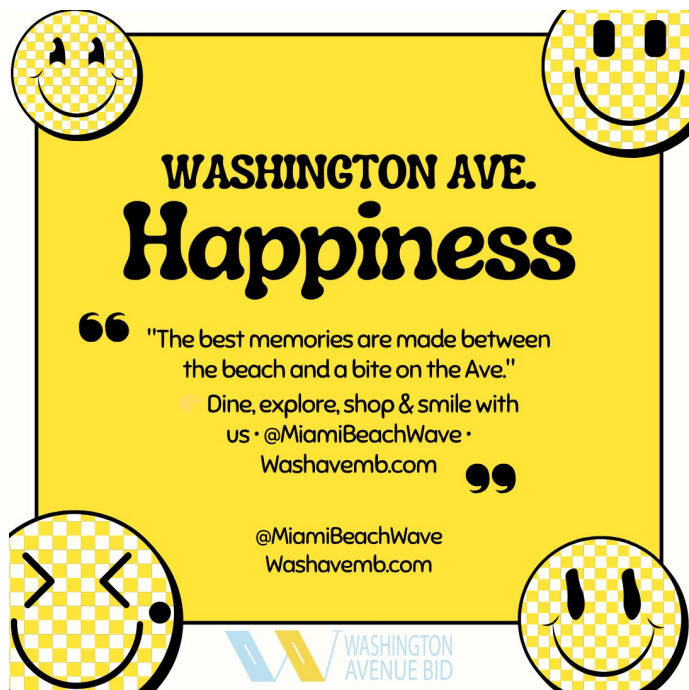
TROY E.
WRIGHT
EXECUTIVE
DIRECTOR





The long-term goal of the Washington Avenue Business Improvement District is to create a highly reputable, financially sustainable, and dynamic Avenue that attracts tourists from all around the world to live, eat, play and invest. In order to do so, we feel it's important to harness the real reason people come to South Beach. Therefore, we discovered that most people visit to relax, be entertained, and figure out what they want to do with their future. The BID currently focuses on three main initiatives as it works toward filling vacant spaces with higher-end clientele, culture and quality entertainment.

- Marketing
- Business Entrepreneurship
- Sanitation - Safety



“AS WASHINGTON AVENUE GOES,
SO DOES MIAMI BEACH”

Troy E. Wright

WHAT WE DO

MARKETING

Each month the Washington Avenue Business Improvement District works to stabilize, improve and market the retail business district. One way we do this is by providing a diversity of entertainment, sanitation and business development.

BUSINESS ENTREPRENEURSHIP

The Washington Avenue Business Improvement District provides a platform for business owners to implement solutions developed in collaboration with the Executive Board. We promote and encourage continued development by fostering unique entrepreneurs who engage in innovative ways to increase visibility, develop marketing strategies, enhance safety procedures, and create partnerships that bring unity through execution.

SANITATION

The Washington Avenue Business Improvement District, through our sanitation program, provided comprehensive sanitation, directions, and friendly services. We repainted every street marker on the WAVE, repaired cracked streets, replaced trees, painted and replaced street poles, and cleaned alleys and streetscapes.

Our biggest objective is to provide a safe and secure environment in our community.

MESSAGE FROM EXECUTIVE DIRECTOR

DEAR WASHINGTON AVENUE BID PARTNERS & FRIENDS,

Another strong year—real progress, sustained momentum, and clear work still ahead.

The Washington Avenue Business Improvement District exists to drive economic development by unlocking the full potential of Washington Avenue. We do this through strategic partnerships, close collaboration with the City of Miami Beach, and a disciplined focus on creating a district that is welcoming, creative, and economically strong for residents, visitors, and businesses of every size—from startups to global brands.

From day one, my priority was direct and intentional: meet every business owner, listen, and take action. The concerns were consistent—lighting, art, activations, and overall beautification. Within our first five years, the BID delivered. New lighting. Public art and murals. Wrapped utility boxes. Street banners. District-wide programming. And a connected network of more than 320 businesses working collaboratively rather than in isolation. We produced fashion shows, heritage festivals, live music events, the Muhammad Ali Exhibition, and the Vibration Live Music Series. At the same time, we worked with the City to clean and repaint streets, modify roadways, replace trees, and expand lighting—improvements that are visible, measurable, and lasting.

Advocacy has been constant and relentless. Between 2024 and 2025 alone, the BID represented business owners 24 times before the Planning Board, Historic Preservation Board, and City Commission—224 times over the past five years. Without this work, Washington Avenue would have faced significantly greater challenges related to restrictions, spring break impacts, homelessness, sanitation, and public perception. This past year also brought meaningful recognition. The Executive Director was nominated for Academy of Hospitality and Tourism Professional of the Year. Washington Avenue was featured across multiple media outlets through the Muhammad Ali Exhibition and the Vibration Live Music Series. These efforts attracted more than 12,200 guests to the Avenue and exposed thousands more to the positive transformation underway.

This progress is deliberate. It reflects a shared commitment to listening, leading, and building something stronger together. Washington Avenue is increasingly a place where businesses grow, opportunity is created, culture thrives, and a lasting legacy is built.

Thank you for your partnership—and for shaping the next chapter of Washington Avenue.

Sincerely,
Troy E. Wright
Executive Director

EXECUTIVE - SUMMARY

Positive Note

Washington Avenue had another strong year. Engagement from locals and tourists increased significantly, driven by expanded entertainment and consistent BID marketing efforts. The streets are the cleanest they've been in years. Safety has improved. New businesses are opening. The homeless population has decreased by approximately 90%.

Additional Support

The Washington Avenue Business Improvement District's success is the result of clear vision, disciplined planning, strong partnerships, and follow-through. Key supporters this year included the City of Miami Beach, the Greater Miami Convention & Visitors Bureau, the Miami Beach Police Department, the Miami Beach Chamber of Commerce, the Black Affairs Advisory Committee, the Police Citizens Committee, and ongoing advisory work with the City of Miami Beach Nightlife Committee.

Growth

Washington Avenue continued to grow, with some expected challenges. The BID celebrated the opening of new restaurants, including Bonchon, along with five new retailers and food-and-beverage concepts. While seven businesses closed, each location was reactivated with new operators. Four properties changed hands, signaling continued investor confidence and long-term commitment to the corridor.

Traffic

Washington Avenue experienced a notable decline in activity, with a 27% reduction in vehicular traffic and a 28% decrease in pedestrian counts. This downturn is largely attributed to spring break restrictions that limited student visitation, as well as disruptions tied to the Washington Avenue BID Live Music Series schedule.

Awards

BID Executive Director Troy E. Wright was recognized by the Academy of Hospitality and Tourism as Tourism Professional of the Year.

CONTINUED EXECUTIVE SUMMARY

Enhanced Safety and Police Partnership

Safety on Washington Avenue has materially improved. The Miami Beach Police Department, in close coordination with the BID, has delivered on its commitment to visible, proactive policing. As outlined by Police Chief Wayne Jones, officers are now regularly out of their vehicles and on foot—engaging directly with residents, visitors, and business owners. This presence has made an immediate and measurable difference in both safety and public confidence.

The partnership between the BID and law enforcement is active, consistent, and solution-driven. Together, we address real issues as they arise, not after the fact. This collaborative model has strengthened trust, improved response, and contributed to a safer, more welcoming atmosphere throughout Washington Avenue.

Addressing Homelessness

The Washington Avenue BID approaches homelessness with both compassion and accountability. We recognize the human challenges involved and have focused on meeting individuals where they are—connecting them to shelter, food, services, and pathways to stability. Several individuals have accepted this support and made meaningful, positive changes in their lives.

Homelessness was once a highly visible challenge on Miami Beach. Through coordinated efforts by City Commissioners, Police Chief Wayne Jones, the Police Citizens Committee, the Homeless Committee led by Bo Hall, and the Washington Avenue BID, the impact has been significantly reduced.

Crime

Crime on Washington Avenue has reached historic lows. Through continued partnership with the Miami Beach Police Department, the BID targeted and disrupted areas where illegal drug activity was concentrated. This focused enforcement has driven dealers out of the corridor and produced a clear result—safer streets and increased confidence from business owners. However, there has been a sharp increase in local crime not associated with tourism.

While enforcement and prevention efforts continue, the BID remains fully committed to sustaining and further reducing crime across the WAVE district.

CONTINUED EXECUTIVE SUMMARY

The BID continued our partnership with Miami Beach Sanitation to enhance the look and feel of the avenue. We continued the painting program to repaint yellow, white, and blue lines, repair streets, plant greenery, and replace street poles, trees, and lights. Additionally, we repaired signs, ditches to further improve the infrastructure, planted trees to improve the aesthetics of Washington Avenue.

Muhammad Ali Exhibition - Extended

The BID successfully launched and hosted the Muhammad Ali exhibition, which attracted visitors from all around the world. The exhibition marked the 60th anniversary of Muhammad Ali winning his first Heavyweight title at 555 Washington Avenue and the title fight on 17th and Washington.

In recognition of this historic event, Miami Beach Mayor Steven Meiner declared February 25th as Muhammad Ali Day. Major media outlets including ESPN, FOX News, NBC, and ABC covered the exhibition. The family of Muhammad Ali joined in the celebrations, and boxing enthusiasts from across the globe continue to honor his legacy. The BID partnered with Miami Beach Conventions and Visitors Bureau, Miami Beach Black Affairs Committee, History Miami Museum, Greenberg, Everlast Boxing, Boxing BID, Miami Beach Chamber of Commerce, City of Miami Beach.

Curated by Troy E. Wright, the Executive Director of the Washington Avenue Business Improvement District, the exhibition stands as one of the most significant cultural activations in Miami Beach in recent years.

Vibration

Vibration Live Music Series is a multi-venue, district-wide music experience designed to reenergize Washington Avenue. Thousands flocked to the Avenue to experience a diverse range of high-quality live music across multiple genres. The series activated local businesses, increased foot traffic, and successfully brought the community and tourists together—reinforcing Washington Avenue as a vibrant cultural and entertainment destination.

Miami Vice

Miami Vice Anniversary Event was a signature BID-produced activation celebrating the iconic legacy of *Miami Vice* and its deep connection to Washington Avenue. The event drew large crowds of locals and visitors, transformed participating venues with themed experiences, and showcased the Avenue as a cultural landmark. By blending nostalgia, entertainment, and business activation, the event energized the corridor, increased foot traffic, and reinforced Washington Avenue's national and international appeal.

Art Basel

The BID partnered with hotels and retail locations to host a week filled with creative design, networking, and entertainment during Art Basel. Hundreds of visitors flocked to Washington Avenue to experience the unique art installations and engage with the vibrant cultural activities.

CONTINUED EXECUTIVE SUMMARY

Educational Partnership with Miami-Dade Public Schools

In partnership with Miami-Dade Public Schools, the BID hosted hundreds of high school students from across the county for an immersive educational experience on Washington Avenue. Students explored the district by dining at local restaurants, visiting hotel rooftops, engaging directly with business owners, and learning about entrepreneurship, hospitality, and the historical significance of the Avenue.

The program also included discussions with a representative from the National Football League and a guided tour of the Muhammad Ali Exhibition, providing inspiration and real-world exposure to career pathways, leadership, and legacy.

To strengthen these connections long term, the WAVE BID Executive Director served on the Miami Beach High School ESAC Board and the Florida International University Urban Studios Board, helping establish ongoing educational partnerships that benefit the BID, local businesses, and future workforce development.

Washington Avenue Live Music Series

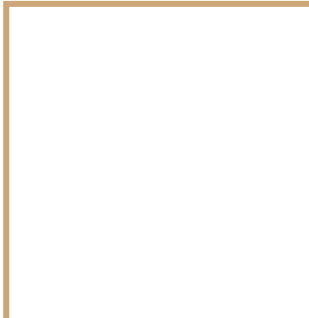
Held on the second Saturday of each month, the Washington Avenue Live Music Series was a major success, drawing more than 7,400 attendees—including locals, tourists, and visitors from across the bridge. The series activated 12 venues across the corridor, encouraging guests to explore businesses and discover spaces they may not have visited otherwise.

The programming featured a wide range of genres—Latin, jazz, rock, pop, hip-hop, reggae, blues, classical, and funk—creating broad appeal and sustained foot traffic throughout the district. Performers included Grammy nominees, Hollywood talent, and respected local musicians.

Designed as a unifying cultural experience, the series brought people together to dance, connect, and experience Washington Avenue as a vibrant, music-driven destination.

EVENTS ONLY

- Muhammad Ali
- Vibration
- Clubs (M2, Vendome, Don't Sit On The Furniture, Twist, Nathans)
- Miami Vice
- Bars & Lounges
- Art Basel
- Responsible for over 364,000 additional people on Washington Avenue.

A thin, light brown L-shaped line in the upper left quadrant of the page.

WAVE ON THE RISE

A thin, light brown L-shaped line in the lower right quadrant of the page.





ALI'S FAMILY DAUGHTER & NICO ALI - WALSH





WASHINGTON AVENUE BID

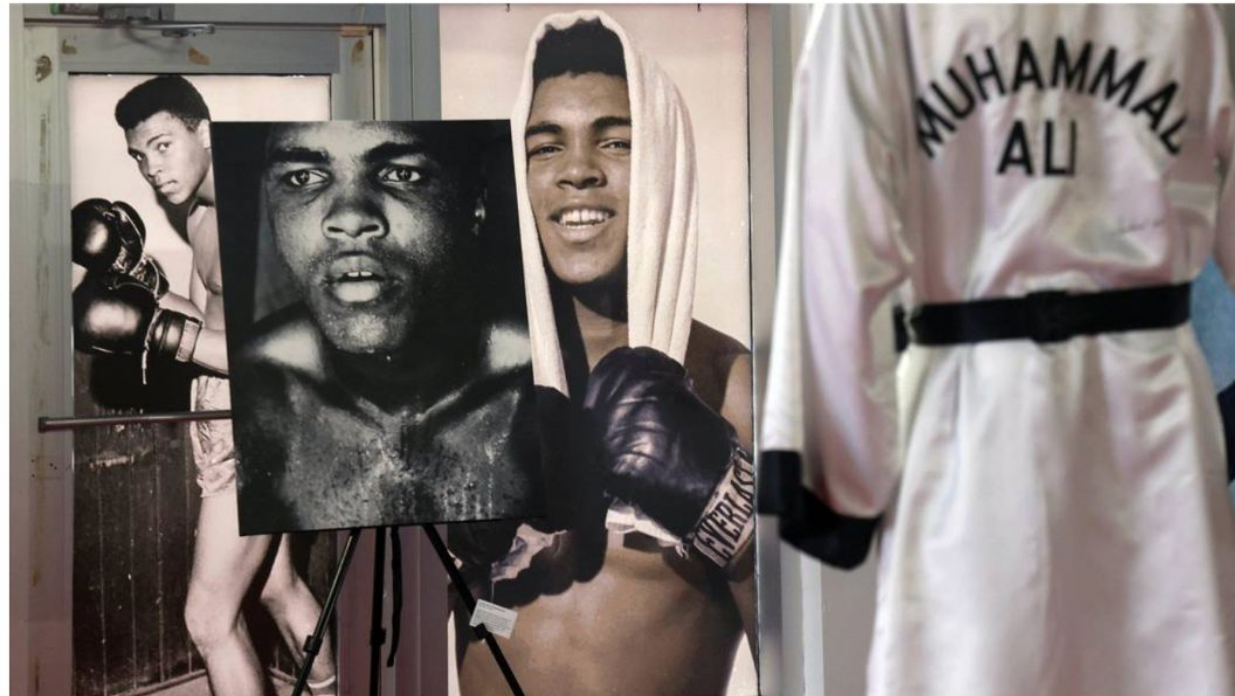




SPORTS

The triumph and transformation of Muhammad Ali is celebrated in this Miami exhibit

BY C. ISAAH SMALLS II



Images and personal items owned by Muhammad Ali are displayed at "I Shook Up the World," an



Ali's Schwinn bicycle is displayed among photographs at the exhibit reflecting on the 60th Anniversary of the Ali and Sonny Liston's fight through photographs, personal items. Carl Juste cjuste@miamiherald.com

And while Ali was vilified by the white media for his audacity to question the status quo, the little Black kid growing up in Seattle still loved him — so much so that when

ESPN



WSVN

The Miami Herald

**MIAMI
New Times**

40 Years
MIAMI TODAY

CBS MIAMI

Pleading our cause & connecting our people since 1971
WESTSIDE GAZETTE
Broward County's Oldest and Largest African American Owned and Operated Newspaper

**Local
10 abc**

YAHOO!
SPORTS

FIU
Chaplin School of
Hospitality & Tourism
Management



Miami  **Guide**

CMG
COX MEDIA GROUP

MUHAMMAD ALI EXHIBITION

- TRAFFIC - 5,800
- POSITIVE IMAGE - WAVE
- ENGRAINED LEGACY
- LOCAL AND NATIONAL MEDIA COVERAGE
- HISTORIC

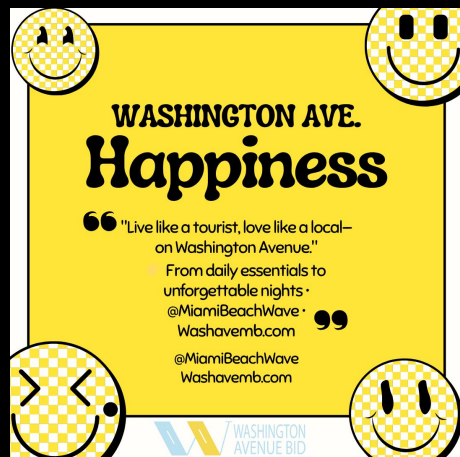
EVERLAST

MIAMI
GREATER MIAMI & MIAMI BEACH



HistoryMiami Museum





GROWTH

18.5K followers

+ 3,267 Followers

Post 283

Views 142,000

Profile Visits +9%

External Links +35%





5TH ANNUAL

VIBRATION

LIVE MUSIC ODYSSEY

SECOND SATURDAYS

12 Genres, 12 Locations, 12 Vibrations

GET YOUR TICKETS
WASHAVEMB.COM
EVENTBRITE
@MIAMIBEACHWAVE



MAJOR SUCCESS! VIBRATION MUSIC SERIES - DIVERSITY THOUSANDS ATTENDED





WASHINGTON
AVENUE BID



12 Genre of Music
12 Curated Drinks
12 Locations

WASHINGTON AVENUE BID PRESENTS

WASHINGTON AVENUE

SEPTEMBER 9TH • 8-11PM

LIVE MUSIC SERIES

Venues / Bands

Esme: El Salón

Trio Pepito Montes (latin)
1438 Wash Ave

Kill Your Idol

Andrade (RnB, world)
222 Español Way

Mac's Club Deuce

Lonewolf (blues)
222 14str

Baroom Club

MEET + GREET WITH MACK WILDS
Monique Abbadie & Sax
1342 Wash Ave

Mickey Burkes

Lotus Collective (rock)
1265 Wash Ave

Nathan's Bar

REMYZ (funk)
1216 Wash Ave

Zari Cafe

Matt Brown (RnB)
1200 Wash Ave

World Erotic Art Museum

-WRISTBANDS TABLE-
MaddJazz (RnB, soul)
1205 Wash Ave

Moxy Hotel

Angelica Violin (pop)
915 Wash Ave

Bolivar

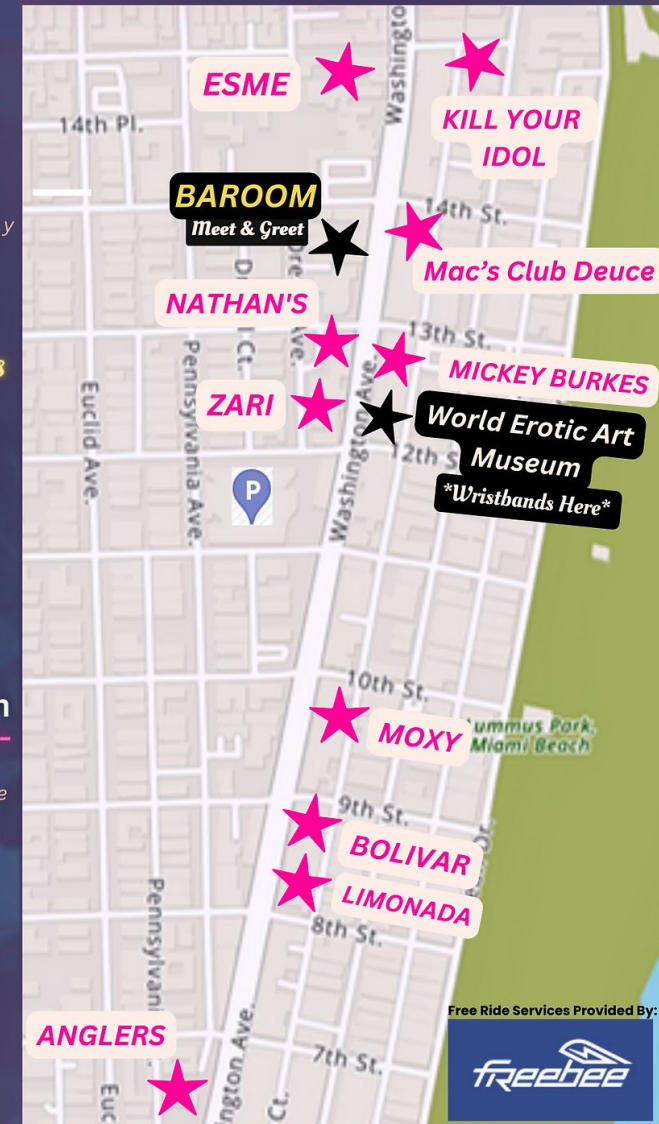
Victoria Blue (latin pop)
841 Wash Ave

Limonada

Jared Dylan (rock, pop)
825 Wash Ave

Angler's Hotel

Oigo (rock, pop)
660 Wash Ave



WWW.WASHAVEMB.COM

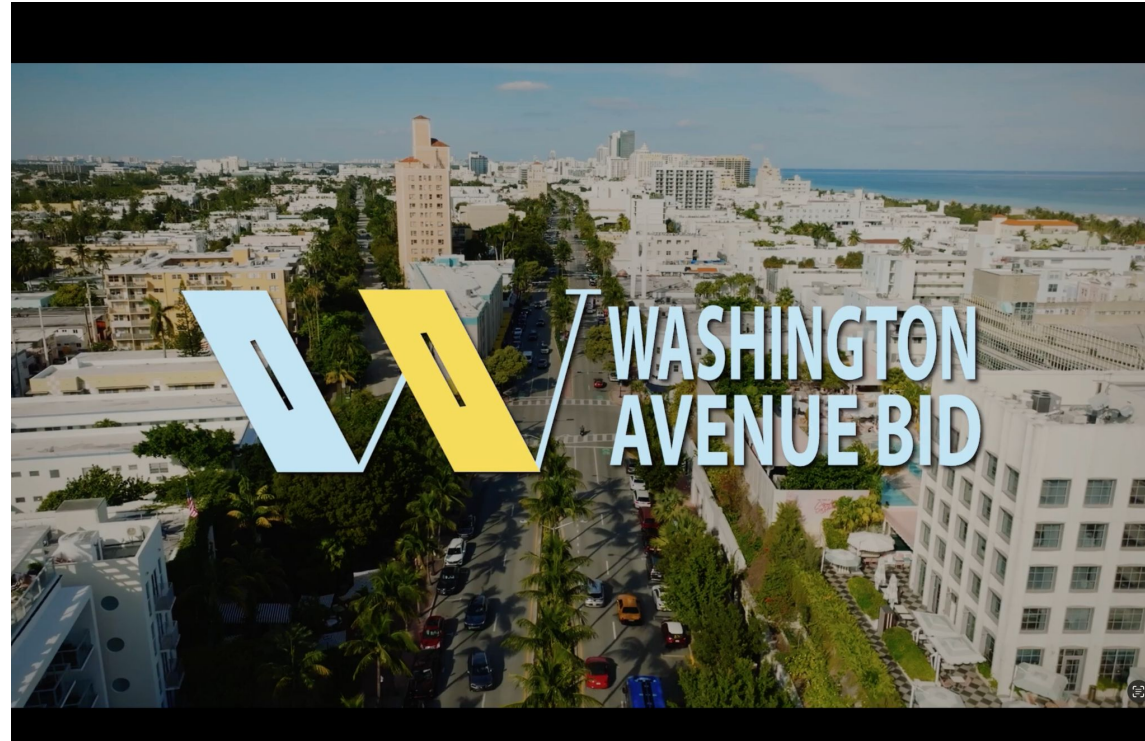


80'S NIGHT ACTIVATION



HOTEL CAMPAIGN

1 YEAR - Every Day
1,260 TV Spots



WAVE BUSINESS OWNERS FREE AI COURSE

New Course - Business
Planning and Strategy



FREE **WASHINGTON AVENUE BID** **AI FOR SMALL BUSINESS** **1HR. COURSE**

Learn how AI can save you time, cut costs, and boost profits.

Master the tools that will transform your marketing, customer service, and operations.

"It is imperative to stay ahead of the competition by integrating AI into your operations."

Troy E. Wright

2.25.2025 4:00 pm - 5:00 pm

WAVE BUSINESS OWNERS ONLY

SPACE LIMITED RSVP TODAY



A Lurnin Company, LLC



WASHINGTON AVENUE BID



MEET THE CANDIDATES

OCT. 23, 2025 4:00 PM
1464 Washington Ave

COMMISSIONER GROUP 1



DANIEL CIRALDO



BRIAN EHRLICH



MATTHEW GULTANO



OMAR JIMENEZ



MONROE MANN



MONICA
MATTEO-SALINAS



MONIQUE
PRADO POPE

COMMISSIONER GROUP 2



LAURA DOMIGUEZ



ROBERT NOVA

COMMISSIONER GROUP 3



ALEX FERNANDEZ



LUIDGI MARY

MODERATOR

TROY E. WRIGHT
EXECUTIVE DIRECTOR
WASHINGTON AVENUE BUSINESS
IMPROVEMENT DISTRICT



For more information:
www.washavemb.com

TOP THREE CONCERNS

SPRING BREAK

- **WAVE BUSINESS OWNERS**
- **NO MORE BARRIERS**
- **PROGRAMMED ENTERTAINMENT**

#2

Consistent Support

Issue: Overregulation, slow permit processes. This sends a message to investors and businesses that the area is difficult to grow in.

- Impact: Delays openings, discourages investment, and causes businesses to relocate or abandon plans.
- Opportunity: Streamline processes, align on vision, and provide fast-tracked solutions

#1

Image Crisis and Drop in Tourism

- Issue: Negative press around crime, spring break, and anti-entertainment sentiment is damaging the area's image.
- Impact: Visitors choose other parts of Miami, Brickell, Wynwood, residents avoid the area at night, fewer walk-ins.
- Opportunity: Rebranding efforts like *VIBRATION*, art installations, and curated events like pop ups and art walks can have, can reshape perception with consistent storytelling.
- Positive Messaging: If this is really a great place to be “Say It”



MURAL TOUCH UP



FOCUS - 2025 - 2026

BEAUTIFICATION
MARKETING
ENTERTAINMENT

KIOSK



FIFA

MURAL



2026

POSITIVE GROWTH

17 NEW BUSINESSES

8 CLOSURES

Denny's

GRAND OPENING

WASHINGTON AVENUE - MIAMI BEACH

DECEMBER 23, 2025
9:00 AM - 10:00 AM

RIBBON CUTTING
9:15 AM

You're Invited!
Space Limited
RSVP



 WASHINGTON AVENUE BID
WASHAVEMB.COM

RSVP

1428 Washington Avenue
Miami Beach





The Duck Store - 16th



Polares - 7th



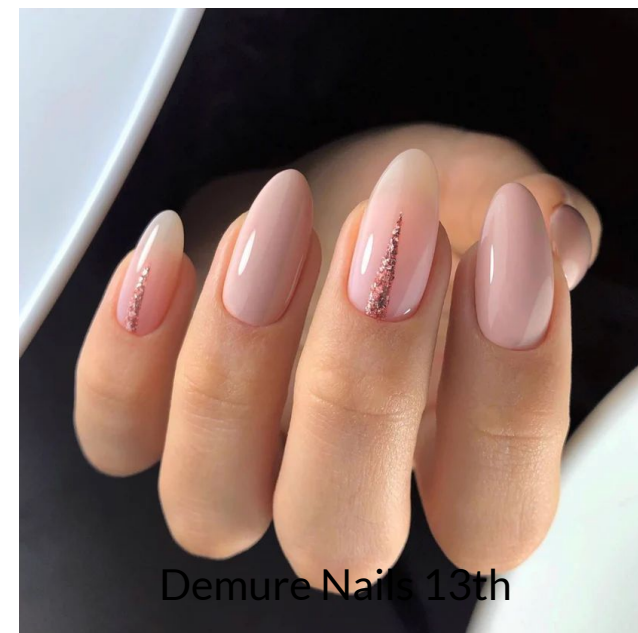
Pizza De Miami 15th



Sabores Latino - 7th



Neptune - 15th



The Legacy Makers TV series is a documentary-style show that features the stories of successful entrepreneurs, celebrities, athletes, and other influential individuals.



The Cove By Rizzi

WILLIE'S
CHICKEN SHACK
Espanola Way



A New Orleans staple - 8 locations throughout the French Quarter and Downtown New Orleans,

MIAM
12th



Wholesome breakfast, a healthy lunch or freshly-prepared afternoon snack. 4 locations in Miami.

SOBE MARKET
14TH



Set to return soon

Kung Fu Chicken
15th



24-hour marinated fried
chicken - 2 location 2
additional planned.

POPEYES
14th



Southern Fried Chicken. Globally, Popeyes
operates around 4,178 restaurants

That's Rice
8th

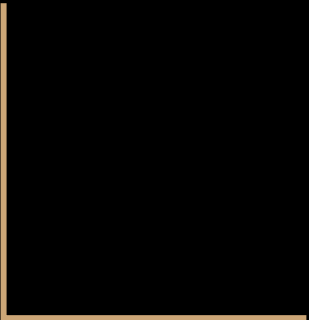


Asian cuisine



GEN Z IS HERE!

ACT OR GET LEFT BEHIND



1. Immersive and Shareable Experiences

- Gen Z craves experiences they can live and share—whether it’s a concert, themed pop-up, escape room, or a unique cultural festival.
- Anything “Instagrammable” or “TikTok “M” -worthy” is a huge draw.
- They’re not just watching—they want to interact, participate, and feel immersed.

Think: live music events with cool visuals, art installations, themed parties, or festivals.

2. Affordability + Flexibility

- Gen Z is budget-conscious but still wants high value.
- They’re looking for affordable getaways with flexible options (pay later, cancellation-friendly, bundles).
- Travel hacks, group discounts, and exclusive experiences at low prices are attractive.

They’ll trade luxury for something authentic, fun, and memorable.

3. Cultural Connection + Local Flavor

- They love to connect with local culture, food, music, and art scenes.
- Gen Z wants more than a typical tourist trip—they want to “live like a local” and support small businesses.
- Food tours, street art walks, and local nightlife are ideal.

4. Spontaneity + Adventure

- They're spontaneous and always looking for fun, bold, unique activities—especially those with a little thrill or unpredictability.
- Think outdoor adventures, late-night experiences, secret pop-ups, or unconventional spots off the beaten path.

Jet skiing, rooftop bars, hiking, pop-up raves, or “hidden gem” restaurants all win points.

5. Tech-Enabled Everything

- Gen Z expects a seamless digital experience—from booking to exploring.
- They use apps to find food, events, and directions, and love AR/VR-enhanced entertainment or travel.
- QR codes, mobile bookings, playlists for travel spots, and digital storytelling enhance the overall vibe.



4TH ANNUAL **VIBRATION**

A LIVE MUSIC ODYSSEY

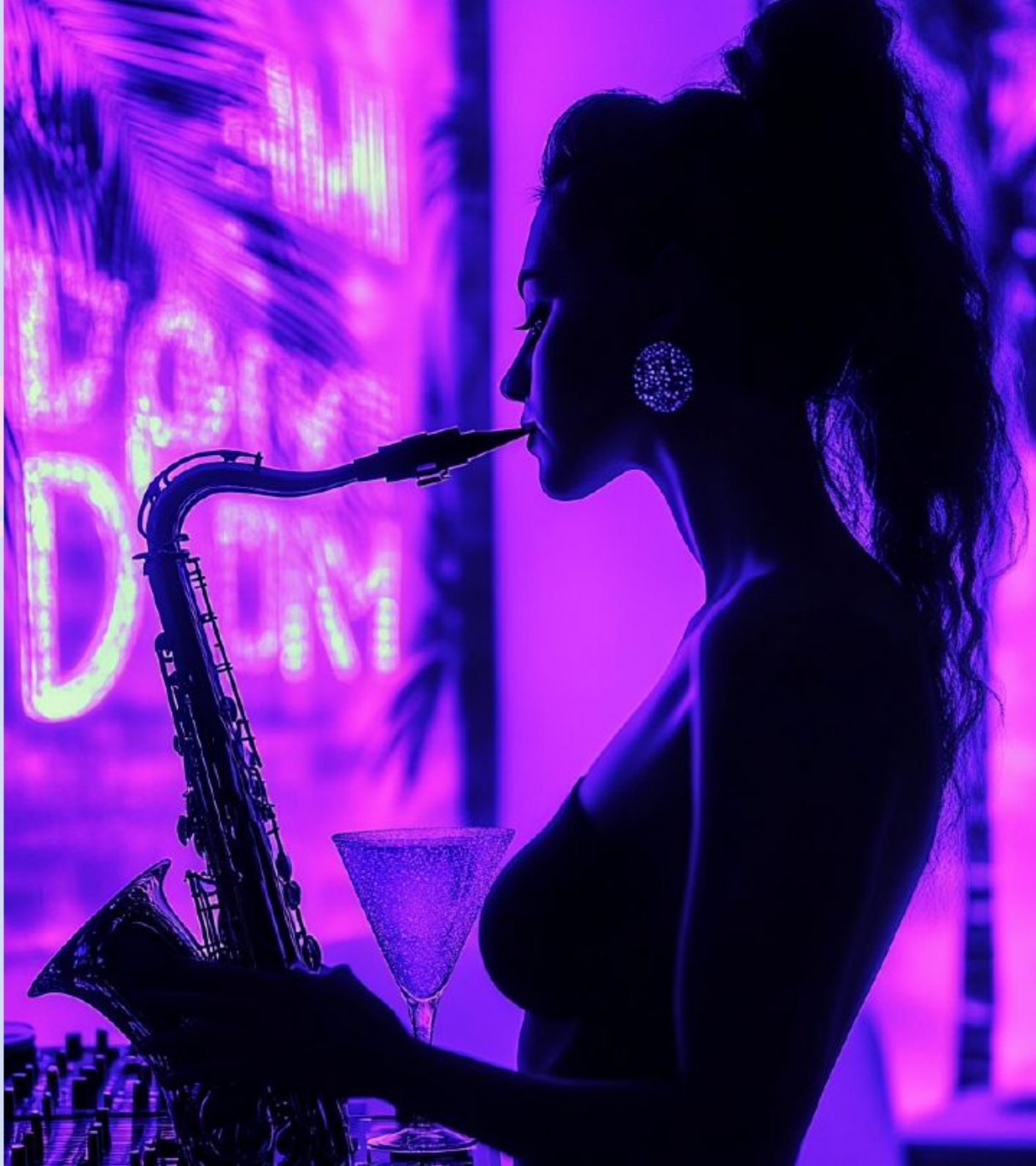
- 12 genres
- 12 locations
- Gen X, Gen Z, Millennials
- One unforgettable night
- Every second Saturday





THEMED LOCATIONS

This season, VIBRATION transforms Washington Avenue into a dynamic cultural playground with themed musical environments at every venue. Each location offers a unique vibe with curated music, immersive décor, and signature cocktails. Audiences can wander from one sonic world to another, creating a choose-your-own-adventure night filled with discovery, dance, and unforgettable energy.



REIMAGINED

Now reimagined to captivate Gen Z, the series merges live performances, curated cocktails, digital engagement, and local cultural flair.

Audience – Ages 25–45, culturally curious, music lovers – Local tastemakers, tourists, and social media influencers – Projected attendance: 1,200–2,000

VIBE PASSPORTS

Gamified participation across venues. Scan QR codes for special offers, mini-games, and secret perks.

GEN Z SOUNDS

Alt R&B, Indie, Bedroom Pop, Reggaeton, Afrobeats, Latin Trap, EDM, K-pop—featuring fresh talent and viral DJs

INSTAGRAMMABLE & CREATOR ZONES

Neon selfie walls, TikTok dance corners, and content booths for short-form videos.

≡ RESISTANCE ≡

MIAMI

FIRST EVER U.S. CLUB RESIDENCY

M2 | MIAMI

JOIN THE
RESISTANCE



1235 WASHINGTON AVENUE
MIAMI BEACH 21+



@RESISTANCE

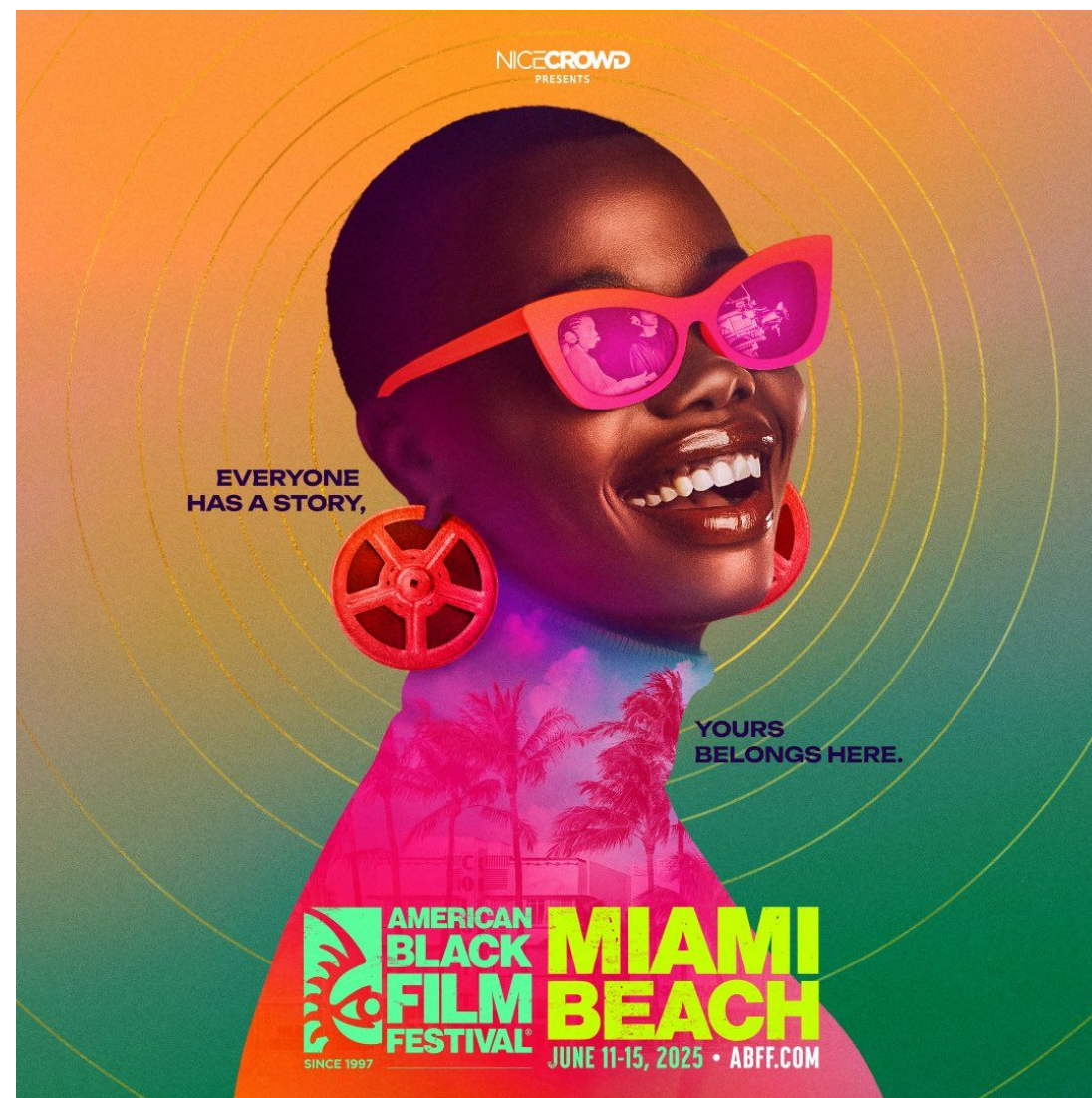
RESISTANCEMIAMI.COM

MIAMI IBIZA MIAMI IBIZA MIAMI IBIZA MIAMI IBIZA MIAMI IBIZA MIAMI IBIZA MIAMI IBIZA MIAMI IBIZA MIAMI

BREATH Miami

MIAMI • M2
FRIDAY APRIL 12TH • 11 PM





THE COVE BY RENZZI

5th Washington

- 48 Keys
- 3- Star Fashion Boutique
- Described as funky and are decorated with fashion-themed art
- Adult Only Property



THOMPSON HOTEL

- Open for Oct. 1
- Lifestyle Hotel
- 147 rooms and suites
- Design a Gulla Jónsdóttir
- Rooftop restaurant









COMING 2027

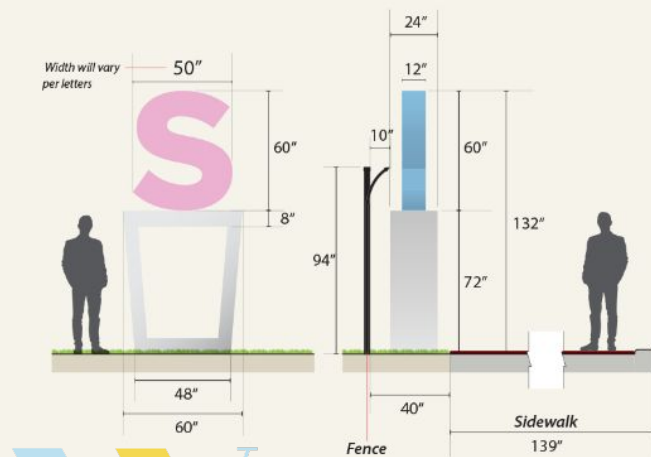
CLOUD ONE HOTEL

- 1506 Washington Avenue
- Designed by Miami-based Arquitectonica
 - Seven Story
 - 238-key hotel
 - 91,230-square
- Second-floor swimming pool
 - Bar
 - Two restaurants.





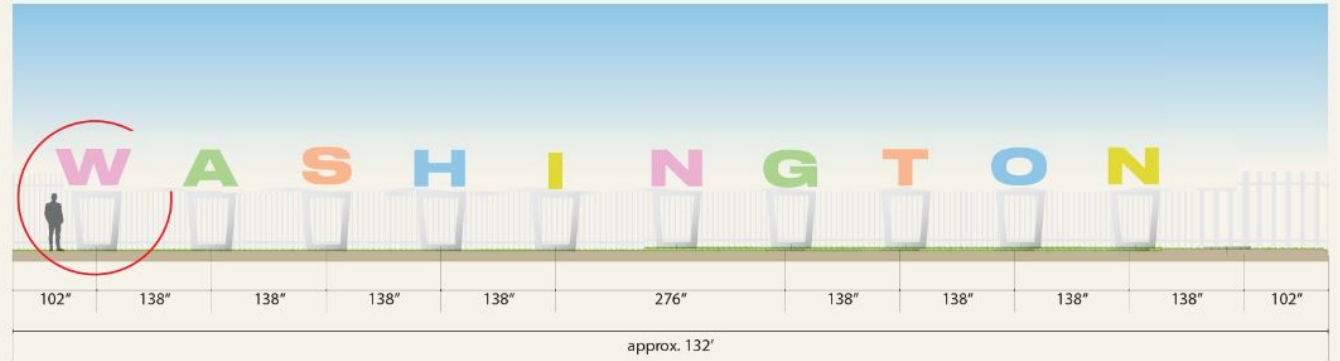




- 1 Aluminum Letters (Custom paint color)
The color will vary per letter
- 2 12" Deep Return (Custom paint color)
The color will vary per letter
- 3 Internal welded structure w/ Aluminum angles covered w/ 0.090" thick aluminum screwed to the structure (Silver painted)
- 4 24" Deep Return (Silver painted)

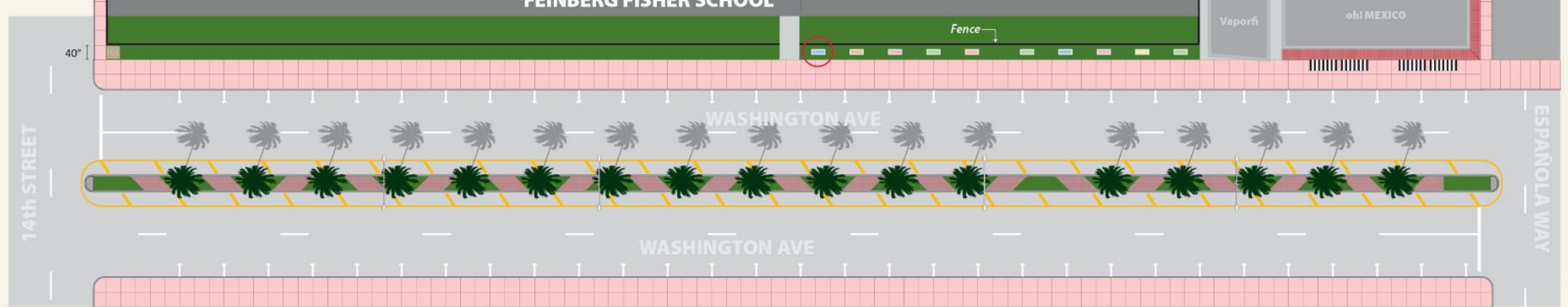
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FRONT VIEW
Scale 1 cm = 1 ft



approx. 500 Linear Feet

AERIAL VIEW
Scale 1 cm = 1 inch



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DATE CREATED: 12-8-20
SALES REP: MIKE Q.
SURVEYED BY: N/A
TEMPLATE BY: N/A
DESIGNED BY: MIKE Q.
PROOF BY: RICHARD

QC

PROJECT: WASHINGTON AVE BID - MONUMENT LETTERS
ADDRESS: 1234 WASHINGTON AVE #204, MIAMI BEACH, FL 33139

☐ Approved

☐ Revisions

Print: _____
Signature: _____
Date: _____

REVISIONS

△	△
△	△
△	△
△	△





AUDIT 100%

Accountant - Steven Henriquez SJH CPA

Auditor - Richie Tandoc, P.A. - PAAST

REVENUE		BUDGETED	
ASSESSMENTS	\$401,463.60	\$505,000.00	-\$103,536.40
SPONSORSHIPS / GRANTS	\$57,193.74		
OTHER INCOME	\$38,810.98		
TOTAL	\$497,468.32		

EXPENSES	2023-2024	BUDGETED	
GENERAL ADMINISTRATIVE	\$143,582.96		
MARKETING / SANITATION	\$265,065.27		
LIGHTING / DECORATION	\$51,951.05		
TOTAL	\$460,599.24	\$505,000.00	\$44,401.00

Largest expense Muhammad Ali Exhibition



**WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT BUDGET, NARRATIVE,
SUMMARY AND SERVICES TO BE PROVIDED
2025 - 2026**

REVENUE

1. Assessments	\$505,765
2. Projected Event Revenue	\$30,000

EXPENSES

Administrative and office Expenses

3. Administrative Staff	\$172,560
4. Office supplies, utilities, parking, rent, postage, insurance, postage, printing, equipment lease, meals, audit, accounting, phone, taxes, accounting, ADP, maintenance.	\$78,721.80

Street Level Improvement and Program

5. Sanitation	\$14,400
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Marketing

6. Beautification	\$38,468
7. Advertising	\$55,200
8. Events	\$146,000

TOTAL ANNUAL EXPENSES	\$ 505,351.48
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WHO'S ON THE WAVE

VEHICULAR TRAFFIC

6 YEARS - UP 23% -
2024 & 25 - MINUS 17% - SPRING BREAK

PEDESTRIAN TRAFFIC

6 YEARS - UP 14%
2024 & 25 - MINUS 18% - SPRING BREAK

RESIDENTIAL- INCENTIVES BALANCE IS THE KEY - NEW COMMISSION

Economic & Business Incentives

Why This Matters for Businesses

By adding new residents, increased tourism, and improved infrastructure, **more people will naturally flock to the business district**—the precise aim of the residential expansion strategy. These projects work hand-in-hand to:

- **Boost customer base:** from both new residents and visitors.
- **Enhance neighborhood attractiveness:** making it a destination for dining, shopping, and cultural exploration.
- **Encourage private investment:** façade grants and lease subsidies increase confidence in the area's growth potential.

CONTINUED EXECUTIVE SUMMARY OPTIMISTIC FUTURE

Optimistic Future

The BID is incredibly optimistic and excited about the future of Washington Avenue. Our well-thought-out plan of action and ability to attract both tourists and locals to Washington Avenue will continue to thrive. The BID's ongoing efforts will build and increase tourism, support the community, attract new businesses, and raise property values.

We anticipate significant changes in the global travel and tourism industry, based on the latest information from the Greater Miami Conventions and Visitors Bureau and the Miami Beach Convention Center. The BID will continue to market and promote hotels, retail and restaurants, art and entertainment activities to attract both locals and tourists.

Major attractions like M2, Vendome, and Queen will continue drawing music and entertainment enthusiasts, while our museums and events will continue to attract diverse crowds. The Sonder Hotel, and the Thompson Hotel, currently under construction, will provide a beautiful accommodations and a luxurious place to stay.

Activations

Our upcoming activations—including the electrifying **VIBRATION Live Music Series**, **Wine & Martini Tastings**, **Art Basel**

FIFA World Cup, and the festive return of **Hallowave**, are all designed to draw vibrant crowds to Washington Avenue and elevate our presence on a national scale.

New hotels, lounges, clubs, bars, restaurants, fast food spots, and boutique shops opening along the Avenue, injecting fresh energy into the district. While **retail growth remains gradual**, this mirrors trends across the country, and we're confident that our continued efforts will position Washington Avenue as one of the most dynamic destinations in Miami Beach.

ART

If assessments are approved, the BID plans to introduce exciting new enhancements, including **additional art installations, upgraded lighting, a pickleball court, and immersive activations**.

The future looks bright, and we are committed to ensuring Washington Avenue continues to flourish and shine as a premier destination.

POSITIVE FUTURE

Image
Reputation
Mindset
Positive Information



WASHINGTON AVE. Happiness

“ On Washington Avenue, success isn't just a destination – it's a community. Where vibrant energy, visionary property owners, and a shared passion for progress light the way forward.”

@MiamiBeachWave
Washavemb.com





THANK YOU!

