



WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT ANNUAL MEETING

February 12th, 2026

CALL TO ORDER -quorum

Roberto

Saul

Corey

Finfarb

No show

Andrew

Smipkins

MINUTES



NEW PARTNERSHIP

MIAMI DADE STATE ATTORNEY

Kathy Rundle Fernandez

HUMAN TRAFFICKING

An innovative trauma-informed law enforcement model for the investigation and prosecution of Human Trafficking.



Community Awareness

PARTNERSHIPS & APPOINTMENTS



POLICE CITIZENS RE-APPOINTMENT

Commissioner Tanya Bhatt



WAVE PARTNERSHIPS

Troy E. Wright



ACADEMY OF HOSPITALITY AND TOURISM

Miami Dade - Board Member



FIU URBAN STUDIOS BOARD

Miami Beach



NIGHTLIFE COMMITTEE

Consultant



MIAMI BEACH HIGH

Educational Excellence
School Advisory Council

AGENDA HIGHLIGHTS



PRESENTATION BY DAVID BERG

Proposed redevelopment
of the former Epicure site
on Alton Road
(approximately 60,000 SF).

Discussion on design,
feasibility, and community
impact.

KEY DISCUSSION POINTS



SPRING BREAK

WAVE's role in shaping the City's Spring Break policy decisions based on lessons from the last two years.



VACANT SPACES

Discussion on making it easier to obtain entertainment licenses to activate vacant spaces.



GMCVB AGREEMENT

Discussion on aligning the GMCVB agreement to place greater focus and promotion on Washington Avenue.

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RESIDENTIAL & BOARD UPDATES



RESIDENTIAL DEVELOPMENT – FUTURE OF WASHINGTON AVENUE

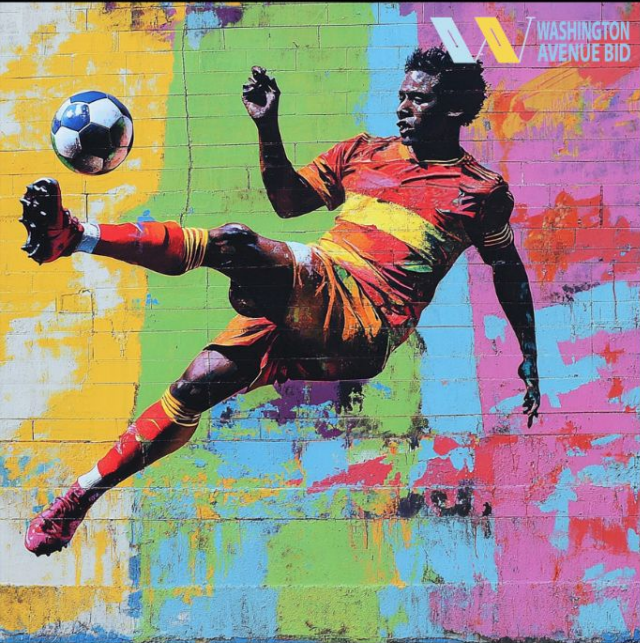
Discussion on residential policy direction, including FAR, height, design feasibility, and overall development analysis impacting Washington Avenue.



BOARD COMPOSITION

Two Executive Board seats are currently vacant; discussion on recruitment and appointment of new members.

It's Okay to Be Great

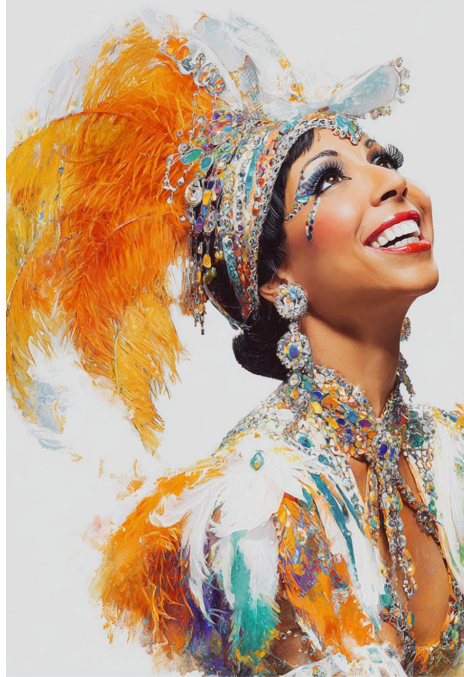


WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT



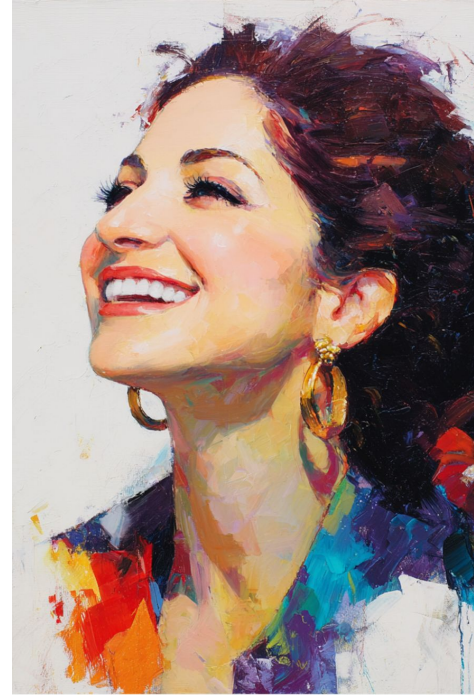
**“WHEN I SING, I WANT
YOU TO BE HAPPY.”**

**CELIA CRUZ
MIAMI BEACH**



**“THE SECRET TO THE FOUNTAIN
OF YOUTH IS TO THINK YOUTHFUL
THOUGHTS.”**

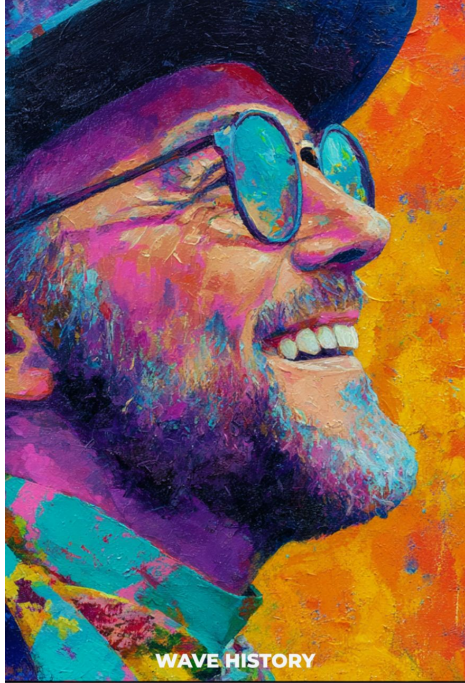
**JOSEPHINE BAKER
MIAMI BEACH**



**“THE KEY TO HAPPINESS
IS HAVING DREAMS”**

**GLORIA ESTEFAN
MIAMI BEACH**



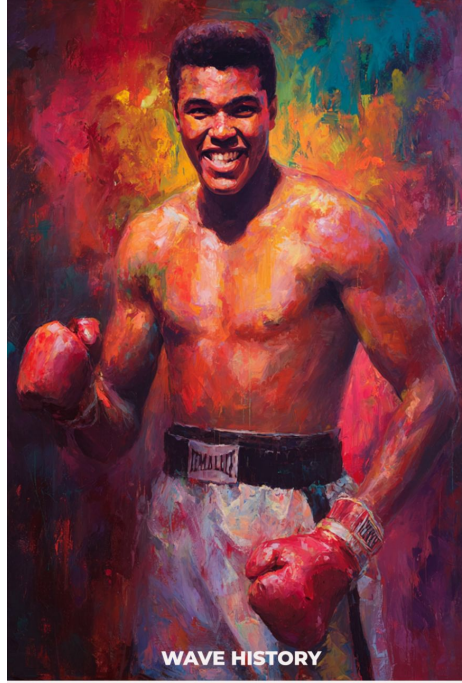


"THERE'S NEVER TO MUCH JOY."

**MAURICE GIBB
MIAMI BEACH**



**@MIAMIBEACHWAVE
WASHAVEMB.COM**

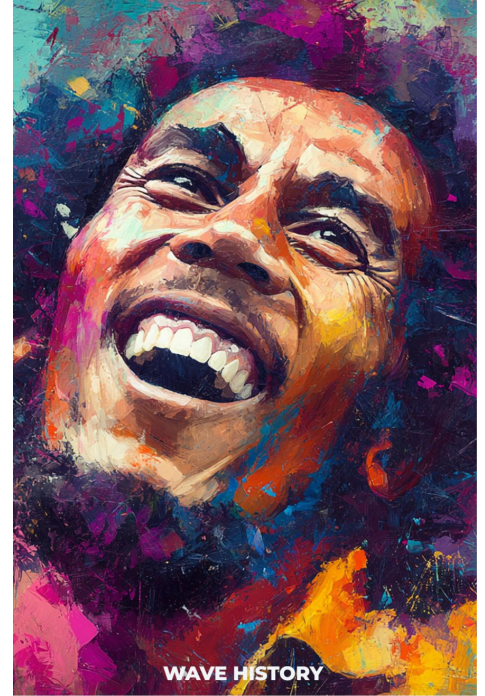


**"LET YOUR SMILE CHANGE THE
WORLD, BUT DONT LET THE
WORLD CHANGE YOUR SMILE."**

**MUHAMMAD ALI
MIAMI BEACH**



**@MIAMIBEACHWAVE
WASHAVEMB.COM**



**"LET YOUR SMILE CHANGE THE
WORLD, BUT DONT LET THE
WORLD CHANGE YOUR SMILE."**

**BOB MARLEY
MIAMI BEACH**



**@MIAMIBEACHWAVE
WASHAVEMB.COM**





BARLOOZA

become america's best bartender
Washington Avenue - Miami Beach
APPLY



BARLOOZA

BE AN OFFICIAL TASTER



BARLOOZA

I MAKE, YOU MAKE, WE DRINK

**THE
BEST CUBAN FOOD
IS ON WASHINGTON AVENUE**



**THE
BEST BREAKFAST
IS ON WASHINGTON AVENUE**



**THE
BEST FISH
IS ON WASHINGTON AVENUE**



**THE
BEST BURGERS
ARE ON WASHINGTON AVENUE**



**THE
BEST THAI
IS ON WASHINGTON AVENUE**



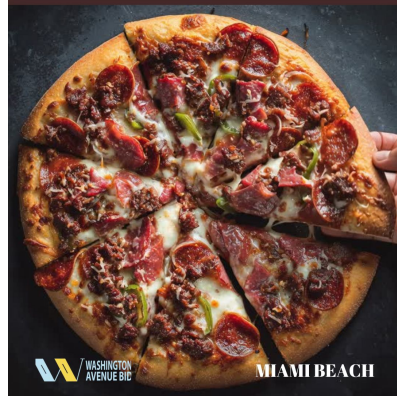
**THE
BEST FISH & CHIPS
ARE ON WASHINGTON AVENUE**



**THE
BEST LAMB
IS ON WASHINGTON AVENUE**



**THE
BEST PIZZA
IS ON WASHINGTON AVENUE**



SOCIAL MEDIA CAMPAIGN



732 Attended 93,000

WASHINGTON AVENUE BID

WASHINGTON AVENUE

20
25
11 OCT

VIBRATION
LIVE MUSIC ODYSSEY

SECOND SATURDAYS
12 EXPERIENCES OF SOUNDS & DRINKS
FOR JUST \$25

@MIAMIBEACHWAVE

WASHINGTON AVENUE BID

WASHINGTON AVENUE

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25
13 SEP

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LIVE MUSIC ODYSSEY

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@MIAMIBEACHWAVE

MIAMI BEACH RESIDENTS ENJOY 50% OFF

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@MIAMIBEACHWAVE

MIAMI BEACH RESIDENTS ENJOY 50% OFF



**WILLIE'S
CHICKEN SHACK**
Espanola Way
OPEN



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

**MIAM
12th
NOW OPEN**



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

**POPEYES
NOW OPEN**



NOW OPEN

**Kung Fu Chicken
OPENING NEXT WE**



OPENING NEXT WE

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

In The Works

- 1 Taco - 15th
- 1 Retail - 12th & 13th
- 1 Pizza - 15th
- Lounge

Out of business

- Bolivar
- Snipes





WASHINGTON AVENUE BID YOUTUBE SHOW

FEATURING WAVE BUSINESSES, PROPERTY OWNERS, TOURISTS



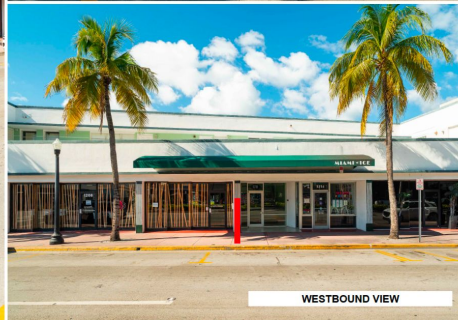
12 WEEKS, 12 EPISODES

AUDIT

100%

INCOME STATEMENT		Jan 2026
Revenue		
Assessments		\$10,395
Gross Profit		\$10,395
Expenses		
Ask My Accountant		\$100
General & Administrative		
Bank Charges & Fees		\$50
Dues & subscriptions		\$423
Legal & Professional Services		\$5,940
Meals & Entertainment		
Meals & Entertainment		\$241
Merchant Fees		\$3
Mileage/tolls and gas		\$2
Office Equipment		\$139
Office Supplies & Software		\$829
Rent & Lease		\$2,431
Travel		\$153
Utilities		
Cable & Internet		\$232
Total General & Administrative		\$10,443
Payroll Expenses		
Taxes		\$996
Wages		\$10,000
Total Payroll Expenses		\$10,996
Program Services		
Program & Community Events		
Social Media		\$50
Event Supplies		\$10
Contractors		\$3,345
Total Program & Community Events		\$3,405
Rent & Lease		\$190
Total Program Services		\$3,595
Total Expenses		\$25,134
Operating Profit		(\$14,739)
Net Income		(\$14,739)

KIOSK



KISOK



ANNUAL MEETING
THURSDAY - JULY 9, 2026

OPTIMISTIC 2026!

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

JANUARY

ASSESSMENTS

10K - AUDITORS

BUDGET