

# WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - MARCH 2026

## Executive Board Meeting Minutes

**Date:** Thursday, March 12, 2026

**Time:** 2:00 PM

**Location:** Washington Avenue BID Office

### 1. Call to Order

The meeting was called to order by the Executive Board.

#### Board Members Present

- Michael Simkins
  - Andrew Resnick
  - Marc Lawrence
  - Steven Anthony
  - Roberto Detorre
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### 2. Human Trafficking Awareness & Prevention Initiative

The Executive Director presented a proposed partnership with the **Miami-Dade State Attorney's Office** to establish a Washington Avenue Human Trafficking Awareness and Prevention Program. The presentation outlined several initiatives designed to educate businesses and improve public safety along the corridor, including:

- Business owner training for restaurants, bars, and retailers.
- Hotel staff training.
- Nightlife and club staff training.
- Resident awareness workshops.
- Taxi, rideshare, and valet awareness training.
- Visual awareness campaign.
- Washington Avenue/Miami Beach response network.
- Victim Resource Center.
- Washington Avenue Safe District Certification Program.

The Board was advised that a Human Trafficking Summit was scheduled for **May 8, 2026**.

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## 3. Alton City Center Overlay Presentation

The Board received a presentation regarding the proposed **Alton City Center Overlay** and the potential redevelopment of the former Epicure site.

Discussion included:

- Mixed-use redevelopment.
- Residential housing opportunities.
- Economic feasibility.
- Community impacts.
- Parking.
- Traffic.

The Board also discussed the possible impact of future zoning changes on Washington Avenue redevelopment opportunities.

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## 4. Washington Avenue Redevelopment Policy Discussion

The Board reviewed several redevelopment issues affecting Washington Avenue, including:

- Floor Area Ratio (FAR).
- Building height limitations.
- Parking requirements.
- Property values.
- Economic feasibility.
- Regulatory barriers.
- Historic preservation requirements.
- Development incentives.

The Board expressed support for thoughtful residential redevelopment while emphasizing that redevelopment must remain financially feasible for property owners and developers. Possible incentives discussed included:

- Height flexibility.
- Parking solutions.

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- Workforce housing density bonuses.
  - Expedited permitting.
  - Tax abatements.
  - Mixed-use flexibility.
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## 5. Board Action

Following discussion, the Executive Board approved the redevelopment position presented during the meeting.

### Vote

### Approved

- Michael Simkins — Yes
- Andrew Resnick — Yes
- Marc Lawrence — Yes
- Roberto Delfore — Yes

Motion carried.

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## 6. Washington Avenue Public Art Program

The Executive Director provided updates on the BID's public art initiatives, including:

- "It's Okay to Be Great" mural.
- Washington Avenue Legends Banner Series featuring:
  - Celia Cruz
  - Josephine Baker
  - Gloria Estefan
  - Maurice Gibb
  - Muhammad Ali
  - Bob Marley

The Board discussed the continued use of public art to celebrate Washington Avenue's history and enhance the visitor experience.

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## 7. Financial Report

The Executive Director presented the February 2026 financial report for review.

Following discussion, the Executive Board approved the financial report.

### Vote

### Approved

- Michael Simkins — Yes
- Andrew Resnick — Yes
- Marc Lawrence — Yes
- Roberto Delfore (Proxy) — Yes

Motion carried.

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## 8. Executive Director's Report

The Executive Director provided updates on current and upcoming BID initiatives, including:

- Annual Meeting scheduled for **July 9, 2026**.
- New business openings.
- FIFA World Cup planning.
- BARLOOZA event planning.
- Art Basel programming.
- Additional marketing and promotional initiatives for Washington Avenue.

The Board received the report.

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## 9. Adjournment

There being no further business, the meeting was adjourned.