

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

Executive Board Meeting Minutes (DRAFT)

Date: Thursday, February 12, 2026

Time: 2:00 PM

Location: Washington Avenue BID Office, Miami Beach, Florida

1. Call to Order

The meeting was called to order by President **Andrew Resnick** at approximately 2:00 p.m.

Board Members Present

- Roberto Delfore
- Saul Gross
- Corey Sawyer
- Ronald Finvarb
- Andrew Resnick

Board Members Absent

- Michael Simkins

A quorum was confirmed, and the meeting proceeded.

2. Approval of Minutes

The Executive Board reviewed the minutes from the previous meeting.

Motion: To approve the previous meeting minutes.

Second:

Vote: Motion carried unanimously.

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

3. Executive Director's Report

Executive Director **Troy E. Wright** presented an update on Washington Avenue BID initiatives and accomplishments.

Human Trafficking Partnership

The Board received an update regarding the BID's new partnership with the **Miami-Dade State Attorney's Office** under State Attorney Katherine Fernandez Rundle to promote community awareness and assist in addressing human trafficking through educational outreach.

Partnerships and Community Appointments

The Board was informed of several community appointments and partnerships, including:

- Miami Beach Police Citizens Advisory Committee
- FIU Urban Studios Board
- Nightlife Committee
- Miami Beach High School Advisory Council
- Academy of Hospitality and Tourism
- Additional Washington Avenue community partnerships

The Board recognized the value of these collaborations in strengthening relationships throughout the City.

4. Development Presentation

David Berg provided a presentation regarding the proposed redevelopment of the former Epicure site on Alton Road.

Discussion included:

- Overall project concept
- Design considerations

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

- Community impact
- Economic opportunities

The Board thanked Mr. Berg for his presentation.

5. Washington Avenue Discussion Items

The Executive Board discussed several initiatives affecting the Washington Avenue corridor, including:

Spring Break

Discussion focused on the City's Spring Break policies and the BID's continued role in supporting public safety and economic activity.

Vacant Storefront Activation

The Board discussed efforts to reduce vacancies by encouraging entertainment uses and facilitating new business opportunities.

GMCVB Partnership

Discussion centered on strengthening the partnership with the Greater Miami Convention & Visitors Bureau to increase promotion of Washington Avenue businesses and events.

6. Residential Development

The Board discussed proposed residential development opportunities along Washington Avenue and reviewed potential impacts to the corridor, including residential feasibility and long-term planning considerations.

7. Board Recruitment

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

The Executive Director reported that two Executive Board positions remained vacant and provided an update regarding ongoing recruitment efforts.

8. Marketing & Beautification Update

The Board received updates regarding several marketing initiatives, including:

- "It's Okay To Be Great" mural project.
 - Washington Avenue Legends Banner Program featuring Gloria Estefan, Josephine Baker, Celia Cruz, Maurice Gibb, Muhammad Ali, and Bob Marley.
 - Continued streetscape beautification efforts.
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9. Events & Promotions

The Executive Director reviewed several promotional initiatives, including:

BARLOOZA

Update regarding the upcoming national bartending competition and promotional campaign.

Restaurant Marketing Campaign

Presentation of restaurant promotional materials highlighting Washington Avenue dining destinations.

Social Media Campaign

Review of social media engagement and promotional efforts.

VIBRATION Live Music Series

The Board reviewed attendance and marketing metrics from the VIBRATION Live Music Odyssey series, including approximately **732 attendees** and an estimated **93,000 impressions/views**.

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

10. Business Development

The Executive Director reported on recent business activity, including:

New Businesses

- Willie's Chicken Shack
- Miami'M Restaurant
- Popeyes
- Kung Fu Chicken (Coming Soon)

Businesses in Development

- Taco Restaurant
- Retail Space
- Pizza Restaurant
- Lounge

Business Closures

- Bolivar
- Snipes

The Board discussed continued efforts to recruit quality tenants to Washington Avenue.

11. WAVE YouTube Series

The Board received an update regarding the proposed Washington Avenue BID YouTube series highlighting businesses, property owners, residents, and visitors. The concept includes a twelve-week series consisting of twelve episodes.

12. Audit Update

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

The Executive Director reported that the annual audit process remained on schedule and was reported as **100% complete**.

13. Financial Update

The Board reviewed the financial statements and current budget status presented during the meeting.

Discussion included:

- Revenue
- Expenses
- Current financial position

No formal action was requested.

14. Washington Avenue Kiosk Project

The Board reviewed conceptual images and placement options for proposed Washington Avenue information kiosks designed to improve visitor navigation and promote corridor businesses.

15. Upcoming Meetings & Projects

The Executive Director reviewed upcoming priorities, including:

- Annual Meeting planning
 - Budget preparation
 - Assessment process
 - Auditor coordination
 - Planning initiatives for the remainder of the fiscal year.
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WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT - FEBRUARY 2026

16. Adjournment

There being no further business, the meeting was adjourned.