

WASHINGTON AVENUE BID BOARD MEETING
DRAFT EXECUTIVE BOARD MEETING MINUTES
AUGUST 13, 2026

Executive Board Meeting Minutes (Draft)

Date: Thursday, August 13, 2026

Time: 2:05 p.m. – 3:00 p.m.

Location: Washington Avenue BID Office

Status: Draft – Not Yet Approved

1. Call to Order

The meeting was called to order at **2:05 p.m.** by Board President **Andrew Resnick**.

Directors Present

- Andrew Resnick
- Ronald Finvarb
- Roberto Delatorre

Directors Absent

- Michael Simkins
- Marc Lawrence
- Saul Gross
- Jonathan Mansour

Others Present

- Gavin Crescenzo
- Casey Steadman
- Steven Anthony (City of Miami Beach – Ex Officio)
- Heather Shaw (City of Miami Beach – Ex Officio)
- Jessica Romero, Office of Inspector General
- Norman Blaiotta, Office of Inspector General
- Troy E. Wright, Executive Director
- Jorge Colona, WAVE Staff

The Chair announced that **a quorum was not present**. In accordance with the BID Bylaws, the meeting proceeded for informational and discussion purposes only. **No motions were made, no votes were taken, and no official Board action occurred.**

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Executive Director's Report

Executive Director Troy E. Wright presented an update on recent BID activities and accomplishments since the July Annual Meeting.

The report included updates on current marketing initiatives, business recruitment efforts, recent changes in business and property ownership, corridor improvements, and ongoing initiatives designed to strengthen Washington Avenue. Mr. Wright also reviewed the positive response to the Annual Meeting and highlighted the BID's continued progress in beautification, marketing, and economic development.

Redevelopment Update

Gavin Crescenzo provided an overview of the proposed Treehouse Hotel redevelopment project and discussed its anticipated impact on Washington Avenue.

Board members discussed continued residential and mixed-use redevelopment opportunities and the importance of encouraging additional investment throughout the corridor. Discussion also focused on how future residential growth could strengthen Washington Avenue's long-term economic vitality while creating a more balanced neighborhood.

Governance Discussion

The Board discussed several governance matters currently under review, including the BID's Bylaws, Board composition, Director eligibility, vacancies, and procedures for appointing or electing new Directors.

Discussion included:

- Current Board composition
- Director vacancies
- Holdover status
- Procedures when Directors resign or become ineligible
- Quorum requirements

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- Future appointment of new Directors
- Need for legal review of governance documents

Prospective Directors **Gavin Crescenzo** and **Casey Steadman** were introduced and participated in discussion; however, it was acknowledged that neither individual had been formally elected or appointed and therefore neither participated as voting Directors.

Board members agreed that these governance matters should be reviewed with legal counsel before any future Board action is considered.

Corridor Development & Property Owner Engagement

Andrew Resnick led a discussion regarding the future direction of Washington Avenue.

Topics included:

- Residential development
- Long-term planning
- Property owner engagement
- Strengthening communication with stakeholders

Casey Steadman suggested conducting a survey of property owners to better understand their priorities and vision for the future of Washington Avenue.

The Board discussed using additional stakeholder feedback to help guide future BID initiatives.

Public Art & Corridor Identity

The Board discussed opportunities to continue enhancing Washington Avenue through public art, placemaking, and streetscape improvements.

Discussion included expanding public art installations and ensuring that future BID projects complement the City's long-term vision for Washington Avenue.

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Delinquent Assessments

The Board discussed the City's process for collecting delinquent BID assessments.

Members expressed interest in obtaining additional information regarding lien procedures and the collection process to better understand how outstanding assessments are administered.

Financial Update

Executive Director Wright presented the April, May, June, and July financial reports.

Ronald Finvarb requested that future financial reports include comparative information from prior fiscal years to better evaluate trends and the BID's financial performance.

The Board also discussed the upcoming annual budget, financial reporting terminology, and ways to present the BID's financial progress more effectively.

Because quorum was not present, the financial reports were reviewed for informational purposes only and were **not considered for approval**.

Future Meeting

The Board discussed scheduling a future Executive Board meeting after legal counsel has had an opportunity to review governance issues involving Board composition, vacancies, Director eligibility, quorum requirements, and interpretation of the BID's governing documents.

Because quorum was not present, no date was formally approved.

Adjournment

There being no further discussion, the informational meeting concluded at approximately **3:00 p.m.**

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No official Board action was taken due to the lack of a quorum.