



**Coconut Grove Business Improvement District Board of Directors Meeting**  
**Wednesday March 15th, 2023 at 9:30am**  
**Location: Coconut Grove BID office - 3190 Mary Street Suite 130**

**Attendees: Commissioner Sabina Covo, Alex Argudin, Atchana Capellini, Michael Comras, Olav Kohrsmeyer, Elizabeth Solar, Jaime Stuyck, Xavier Alban, Esq. Cynthia Seymour, JennyLee Molina, Olav Smit & Venus Lovely.**

**Absentees: Monty Trainer**

**Meeting Start Time: 9:31am**  
**Meeting Adjournment: 10:45am**

**Agenda:**

**Welcome Introduction of Commissioner Sabina Covo**

1. Approval of February 9th, 2023 Board of Directors Meeting Minutes  
Attachment of [Draft Board of Directors Meeting minutes for 02/09/2023](#)  
*Motion to Approve: Olaf Kohrsmeyer*  
*Seconded by: Elizabeth Solar*  
*Approved Unanimously*
2. Approval of February 24, 2023 Nominating Committee meeting minutes.  
Attachment of [Draft Nominating Committee Meeting Minutes for 02/24/2023](#)  
*Motion to Approve: Olaf Kohrsmeyer*  
*Seconded by: Jaime Stuyck and Atchana Capellini*  
*Approved Unanimously*
3. Approval of February 24, 2023 Board of Directors Meeting Minutes  
Attachment of [Draft Board of Directors meeting minutes for 02/24/2023](#)  
*Motion to Approve: Jaime Stuyck*  
*Seconded by: Atchana Capellini*  
*Approved Unanimously*

**4. Introduction of Commissioner Sabina Covo.** - Alejandra Argudin welcomed our new Chair Commissioner Sabina Covo. Commissioner Covo spoke briefly and introduced herself and each of the Board members introduced themselves to her. Commissioner Covo asked Vice Chair Alex Argudin to please chair the meeting on her behalf, so she can get more familiar with the Coconut Grove BID. Alex Argudin resumed the role of chairing the remainder of the meeting.

**5. Interview of 2 prospective Board of Directors applicants for the Property Owner seat**

Attachments of Supporting documents submitted by the candidates for review

Raymond Fort - [Resume](#)

Raymond Fort - [Letter of Interest](#)

Ivan Rapin-Smith - [Resume](#)

Ivan Rapin-Smith - [Letter of Interest](#)

Ivan Rapin-Smith - [Innovation City - YouTube Video](#)

Ivan Rapin-Smith - [Miami Herald Article](#) "A Techie takes over an Old-School Industry"

Alex Argudin:

**Interview Notes:**

Ivan Rapin-Smith - Originally from the UK and grew up in Belgium. Everyone has heard of Watsco Arena. Watsco is an "amazing company that no one knows about yet." We represent 37 folios. Watsco Ventures was developed as a start-up incubator to come up with ideas to identify and meet the unmet needs of the HVAC industry. Watsco builds software and technology and invests in start-ups right here in the Grove. "Big fan of the Grove " and spends a lot of time here with the family. What he hopes to bring to the table is "ideation" and to be a business "ambassador" for all of the things that are happening in the Grove.

Alex Argudin: "Big changes are happening in the Grove. What can you bring to this Board? How do we get more people involved?"

Ivan Rapin-Smith: "There is a process that he can bring to the table: Looking at unmet needs, coming up with ideas, devising a strategy and designing programs and ways to meet the needs and come up with solutions." He looks forward to "sharing events and sharing the message."

Alex Argudin: We are looking to establish better relationships with our Property Owners.

Cynthia Seymour: There is an opportunity to "build and strengthen relationships with our local businesses."

Michael Comras: The Grove is currently attracting new people and new blood is helpful. At the same time, Coconut Grove is truly a village and the attention to details at the street level is essential to the sense of place.

Ivan Rapin-Smith: Indicated that he is “still formulating and still discovering” all that the Coconut Grove BID is doing and what his role on this board would be.

Cynthia Seymour: “What ways could you envision Coconut Grove leveling up in terms of becoming a Sustainability Destination?”

Ivan Rapin-Smith: Energy efficiency Programs, EV Charging Stations (Alex Argudin mentioned the Regatta Harbor Parking Garage). And Ivan also mentioned “Diversity” as a means of building a truly sustainable community, “which is open to all walks of life.” “Telling that story... What are the opportunities for “better telling that story?” Also suggested exploring ways to develop programs to help businesses become more aware of ways they can better manage “energy consumption and measuring CO2 Emissions metrics.”

Alex Argudin: Thanked Ivan Rapin-Smith for his interview and then welcomed Raymond Fort virtually to the meeting.

Raymond Fort: “Thank you for this interview.” Traveling this week & “wish I could be there.”

Grew up in Coconut Grove. Design principal with Arquitectonica. Lives locally and walks and bikes to work every day. Stakeholders with properties: Engel Building, Village Shops on Main Highway and Mr. C Hotel. Also on Oak and Rice.

Currently in Aspen, CO, which is a good example of a “small village with an impact. Aspen Institute → Climate talks in Miami Beach.

Raymond indicated that he would like to promote sustainability initiatives and the ideas of “biking and walking and promoting safety and convenience” in Coconut Grove. “Enhancing the basic infrastructure for pedestrians.”

### **Comments from the Board:**

Michael Comras - “Torn” - “A lot of us know Ray” and his history with Coconut Grove. At the same time, he indicated it would be good to take this opportunity to expand our relationships with the commercial business community.

Alex Argudin - We need to move towards engaging more of a “working Board” and asked Xavi Alban to explain the best process for making a nomination.

Xavi Alban - indicated that this could be a simple motion with an up-down vote.

Alex Argudin - asked the Board members to offer their comments.

The general consensus was that both applicants are excellent candidates who will bring a lot to our Board. The general consensus was that they were “torn” because they appreciate Raymond Fort’s unique design expertise and vision. At the same time, Ivan Rapin-Smith would bring a fresh perspective and new ideas in regards to building the BID’s mission of better serving our local business community.

Alex Argudin: Asked the Board if they were ready to take a vote. The Board moved to nominate Ivan Rapin-Smith as the candidate for the Property Representative.

*Motion: Olaf Kohrsmeyer*

*Seconded by: Atchana Capellini*

*Approved unanimously by the Board.*

Alex Argudin: Thanked both candidates for their applications and joining us today for the interviews. All agreed that we would like to work with both candidates and will consider ways to build committees that might strengthen the vision and mission of the Coconut Grove BID. Alex Argudin suggested a Finance Committee, so we can form a working, advisory group to develop strategies for maintaining and ensuring the financial sustainability of the BID for years ahead.

**Discussion:** Regarding the “Scramble” location. Alex Argudin would like to seek County grants and look at precedents like “8th Street on Brickell” for examples of where these pedestrian friendly solutions have been implemented.

**6. Discussion Item: Board of Director Elections - Spring 2023 - Process, Nominating Committee & Timeline -** Xavier E. Alban - New proposed timeline

**7. Scheduling Upcoming Quarterly Board Meetings - In Advance:**

May 2023 - Welcome Orientation for New Chair & Board Members FY 2022-23

To be held prior to the next meeting. Date and Time TBD

May 12th, 2023 - Semi-Annual Report & Setting Budget Priorities for FY 2023-2024

To be held at Atchana’s 2nd Floor from 10am-1pm

Workshop: Presentation of Semi-Annual Report, the Financial Outlook.

Setting Budget Priorities & Initiatives for the year ahead.

July 18th, 2023 - Proposed Budget Review & Approval for FY 2023-2024

Time and location - TBD

*Thank you all for joining us today. We appreciate your service.*