



**Board of Directors Meeting
Minutes Wednesday June 4th, 2025,**

Attendees: Commissioner Pardo, Alejandra Argudin, Jaime Stuyck, Elizabeth Solar, Luis Gazitua, Ivan Rapin-Smith, Atchana Capellini, Monty Trainer, William Rivas, Tessie Corbett **BID Staff:** Mark Burns, Venusmia Fernandez Lovely, Alex Bacenas **City Assistant Attorney:** James Branko

Meeting Start Time: 2:08pm

Meeting Adjournment Time: 4:00 pm

Location: Courtyard Marriott Coconut Grove (2649 S Bayshore Dr, Miami, FL 33133)

Mark Burns opened the meeting with a roll call and opened the floor to public comments on agenda items.

Public Comments

Claudia Miro spoke on behalf of Freebie on the micro transportation agreement with Cricut made by the City of Miami. Scott Sliver spoke on the Coconut Grove Playhouse parking garage and the downsizing of the original design of this garage. Additionally, many in the community expressed opposition to the Allan Morris redevelopment project on Fuller Street. Concerns were raised regarding its potential impact on the neighborhood's character, scale, and traffic flow.

Motion to approve June 4th agenda by Alejandra Argudin and seconded by van Rapid -Smith (Passed unanimously)

Motion to approve March 18th, 2025, minutes by Alejandra Argudin and seconded by Ivan Rapid-Smith (Passed unanimously)

Presentation by Foto Comercio

a creative proposal to co-create a vintage-inspired photo booth destination in collaboration with the community. This initiative would repurpose the two Grove Kiosks, originally designed by artist Eileen Seitz, into engaging, nostalgic, photo experiences. Foto Comercio has three locations: two in Wynwood

Motion to direct Mark Burns to investigate the applicable City of Miami ordinance (if any) and explore the potential use and activation of the kiosk by Luis Gazitua and Atchana Capellini (passed unanimously)

Discussion Items

As of April, revenue is down by \$40,000, primarily due to delayed collections of sidewalk café permit fees. Mark Burns has been in contact with the Public Works Department regarding the collection of these outstanding fees. Once all funds are collected, we anticipate revenue will exceed \$50,000, which should bring us back into the black.

On the expense side, we are currently under budget by approximately \$180,000. Some recent expenses, including payments to Block by Block and a few other vendors, have been processed. Based on current projections, we remain on track to close the fiscal year (ending September 2025) with a balanced budget.

Presentation by Blake Myton – Sterling Capital

Blake Myton provided an update on Grove BID's investment accounts, noting a rebound in performance during the month of May and the account is very diversified. He discussed Grove BID's Financial Committee's recommendation to transfer approximately \$3 million into a money market account.

This amount was originally allocated for the Playhouse parking garage project and, given the upcoming construction, needs to remain more liquid and readily accessible.

Motion to authorize Sterling capital to Transfer three million (\$3,000,000.00) from our current investments to US Treasuries by Luis Gazitua and seconded by Commissioner Pardo. (Passed unanimously) Resolution 25-04

Motion to amend the Bylaws to grant the Coconut Grove BID Financial Committee the authority have an expanded advisory role in fiscal matters made by Luis Gazitua and seconded by Atchana Capellini

Review of the Proposed Annual Budget for the 2025–2026 Fiscal Year

During the review of the proposed budget for the 2025–2026 fiscal year, Finance Committee Chair William Rivas requested that the Board reconsider the current salary allocations for staff. He recommended increasing staff salaries by an additional 6% to align with the City of Miami's cost-of-living adjustment (COLA), bringing the total proposed salary increase to 11%.

Luis Gazitua emphasized that the increase should also apply to the Executive Director.

The Board discussed the recommendation and agreed that investing in staff retention and fair compensation is critical to maintaining organizational stability and performance.

Motion to revise the Annual 2025-2026 Budget to include an increase of 11% for all BID Staffer by Luis Gazitua and seconded by Commissioner Pardo. (Passed unanimously)

Fiscal Year 2025-2026 Grove BID Budget is Resolution 25-05

Approved