



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

MAYOR’S AD HOC BLUE RIBBON 41ST STREET COMMITTEE MEETING

Thursday, February 8, 2024 - 5:00 p.m.

First Horizon Bank 400 Arthur Godfrey Rd, Ste 210, Miami Beach, FL 33140

Minutes

Committee Members:

- Yechiel Ciment, Chair (P)
- Bonnie Crabtree, Vice Chair (P)
- Jerri Hertzberg Bassuk (A)
- Betty Behar (P)
- Michael Burnstine (P)
- Seth Gadinsky (P)
- Eric Hankin (E)
- Robin Jacobs (P)
- Marcella Novela (P)
- Jeremy Wachtel (P)

P = Present; A = Absent, E = Excused

Commission/City Staff:

- Steven Meiner, Mayor
- Daniel Somer, Special Advisor to the Mayor
- Luis Fernando Atencio, Aide to Commissioner Joe Magazine
- Heather Shaw, Assistant Director, Economic Development Department

Community Attendance:

- Michael Goldberg

Yechiel Ciment opened the meeting at 5:10 p.m. and welcomed everyone to the meeting.

1. Deferral of Approval of January 11, 2024 Committee Minutes

2. City Updates

- A.** Chair/Vice Chair Elections - Robin Jacobs nominated Yechiel Ciment for Chair and was seconded by Betty Behar. Yechiel accepted the nomination and the nomination was approved unanimously. Betty nominated Bonnie Crabtree for Vice Chair and was seconded by Robin. Bonnie accepted the nomination and the nomination was approved unanimously.

- B. Update on January Committee Motion - Heather Shaw provided the Committee with a copy of the Committee's January motion regarding traffic service aides and Commissioner Alex Fernandez's reaction letter to the motion. Michael Burnstine shared that last week he was on the intersection of Pinetree Drive and 41st Street and drivers were blocking the box. Michael shared that the police officers present did not do anything and just stood around. Yechiel stated that this would be the main job of the new traffic service aides would be to direct and control traffic.

3. Chair Update –

- A. Bonnie asked for the Committee to continue to think about the Committee's 2024/2025 goals and objectives and that the Committee can still add to the goals and objectives list. The following suggestions were shared by Committee members:
 - 1) Have a 41st Street Committee member attend the 41st Street Business Improvement District (BID) meetings. After discussion, it was agreed that Marcella Novela would attend the BID meetings.
 - 2) Attract an anchor store on 41st Street (grocery, etc.), with high potential to attract residents, tourists, local foot traffic and small retailers to the business corridor.
 - 3) Encourage the Request for Proposal (RFP) for the Parking Lots Near 41st Street is issued. Seth Gadinsky stated that he has spoken to Commissioner Alex Fernandez and he agreed to send the Request for Proposal for the Mixed-Use Development for the City Owned parking Lots Near 41st Street to the Land Use and Sustainability Committee agenda. Seth stated that this is the first step to finding an anchor store for 41st Street. Michael Burstein shared that he would like to see what the City of Aventura did with their workforce housing building. Michael stated that to live in the workforce housing in the City of Aventura you must work there. It was suggested to invite the new commissioners to the next committee meeting to brief them on this topic.
- B. Robin Jacobs shared that the meet and greet event with Shanon Madison, the new police captain, for the area of Mid-Beach was very productive. There was a good turnout for the event and the presentation given by Captain Madison was very detailed and informative. Robin requested a copy of the presentation for the Committee.
- C. Betty Behar shared that the closed animal hospital will be occupied by another animal hospital. She mentioned that the newly opened Bobatbot Café is very good.
- D. Robin requested an update on the G.O. Bond Revitalization of 41st Street Corridor project and the turning lane on Indian Creek to 41st Street for next meeting.
- E. Seth Gadinsky stated that the Forge is remodeling and Robin shared that the Forge will be opening in 2025 as a high-end membership only restaurant. He also shared that "Joe and the Juice" is a recent client of his and he is trying to push for them to open on 41st Street.
- F. Yechiel mentioned that even Lincoln Road is suffering from lack of tenants just like 41st Street. He suggested that the Committee reach out to the Mayor and Commission to see if there was interest in increasing the vacancy tax. Seth and Robin were against this idea

because they feel that the City should not mandate what private companies do.

3. **PUBLIC COMMENT** – Luis Atencio introduced himself as the new aide to Commissioner Joe Magazine and shared that if there is anything that the Committee needs from their office, to please do not hesitate to contact him. Luis asked what type of workforce housing the Committee would like to see near 41st Street in regard to Area Median Income (AMI). Yechiel shared that workforce housing is at 140% and that there are ways to incentive higher percentages in the City. Michael Burnstine would like to see that is workforce housing becomes available in Miami Beach that one of the requirements is that you work in Miami Beach.
4. **MEETING ADJOURNED:** 6: 10 p.m.
5. **NEXT MEETING DATE:** Thursday, March 14, 2024