

The Miami Downtown Development Authority  
Board of Directors Meeting  
Minutes

*Alyce Robertson Conference Room*  
201 South Biscayne Blvd., Suite 2600  
Miami, FL 33131

*Friday, January 16, 2026*  
9:00 a.m. – 11:30 a.m.

**BOARD MEMBERS**

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Commissioner Ralph “Rafael” Rosado, Chairman  
Jarred Diamond  
Patrick Goddard  
Arva Suzanne Graham Gibson  
Gary Ressler  
Martu Freeman-Parker  
Amal Solh Kabbani  
Nicolas “Nick” Katz  
Suzanne Amaducci (On Zoom)  
Maryam Laguna Borrego

**BOARD MEMBERS ABSENT**

Commissioner Vicky L. Lopez  
T. Spencer Crowley, III  
Jose Mallea  
Melissa Tapanes LLahues

**OTHERS IN ATTENDANCE**

Christina Crespi CEO/ Executive Director  
Michaeljohn “MJ” Green  
Venturini Maximo

Others as listed in the sign-in sheet

**1. WELCOME**

- Welcome – Chairman Ralph “Rafael” Rosado, Commissioner District 4, City of Miami
- Roll Call & Public Comment – Maximo Venturini, Miami DDA Board Administrative Assistant  
Steve Dutton:  
He addressed the Board regarding the urgent need to open the Miami Center for Mental Health and Recovery. Mr. Dutton spoke about the importance of addressing homelessness through comprehensive mental health treatment, citing personal experiences and emphasizing the societal and fiscal benefits of

early intervention, psychiatric care, substance abuse treatment, and stable housing. He expressed concern over delays at the County level that could jeopardize existing funding and urged the Board to help counter misinformation that may be impeding progress.

Following the public comment, Chairman Rosado and Executive Director Crespi acknowledged the remarks and advised that discussions were already underway with County officials and lobbyists to address outstanding concerns. The Board discussed the possibility of future funding support and coordination with other agencies, noting that further clarity would be obtained following scheduled meetings later that day. No additional public comments were offered, either in person or via Zoom.

## **2. CEO & EXECUTIVE DIRECTOR REPORT**

- Executive Report December 2025 – Christina Crespi, Miami DDA CEO/Executive Director  
Ms. Crespi, presented the December 2025 Executive Director’s Report, providing a comprehensive overview of operational, public safety, community engagement, and organizational updates.

Ms. Crespi reported on year-end metrics for the Enhanced Services Department, highlighting significant accomplishments in sanitation, landscape maintenance, graffiti removal, and illegal dumping mitigation throughout the district. She detailed the department’s extensive outreach to individuals experiencing homelessness, including service engagement, housing referrals, encampment cleanups, and business outreach efforts.

Crime statistics provided by the Miami Police Department reflected meaningful reductions across all sub-districts, including a decrease in the Central Business District, Brickell, and Edgewater areas. The Executive Director emphasized the critical role of the Downtown Ambassadors and Enhanced Services teams in supporting these outcomes.

Ms. Crespi also reviewed the success of recent community events, including Holiday Village programming on Flagler Street and New Year’s Eve celebrations at Bayfront Park, noting strong attendance figures and increased family participation. Additional community engagement efforts included partnerships with neighborhood associations, holiday events, and charitable initiatives such as toy drives.

Organizational updates included the launch of the Miami DDA’s redesigned website, restructuring and rebranding of the Marketing Department as the Department of Community Engagement and Communications, and updates on staffing needs related to grants administration. Ms. Crespi also provided an overview of upcoming committee meetings, the nominating process for board vacancies, and key dates for workshops and signature events.

## **4 LEGISLATIVE ITEM(S)**

### **4A. APPROVAL OF MINUTES –December 19, 2025 - Miami DDA Board of Directors Meeting.**

Motion was made by Board Member Amal Solh Kabbani and seconded by Maryam Laguna Borrego

### **4B. RESOLUTION 01/2025**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA, (“MIAMI DDA”), WITH ATTACHMENT(S), APPROVING AND RATIFYING THE COSTS AND EXPENSES MADE TO RBB COMMUNICATIONS, LLC FROM THE FY2024-2025 FOR SERVICES RENDERED AS**

ENUMERATED IN EXHIBIT “A”; AUTHORIZING THE CEO/EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE SAID PURPOSE.

The Board considered a resolution approving and ratifying costs and expenses incurred for services rendered by RBB Communications, LLC during Fiscal Year 2024–2025. Ms. Crespi explained that the services included crisis communications, community surveys, targeted outreach efforts, development of a condominium association database, and branding-related initiatives previously authorized by the Board. Motion was made by Board Member Gary Ressler and seconded by Amal Solh Kabbani

#### **4C. RESOLUTION 02/2025**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA (MIAMI DDA), APPROVING A GRANT TO LENDISTRY IN AN AMOUNT NOT TO EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) FOR THE PURPOSE OF ESTABLISHING A LOAN LOSS RESERVE TO SUPPORT A MIAMI DDA SMALL BUSINESS LOAN FUND; AUTHORIZING THE CEO/EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ANY AND ALL AGREEMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO THE CITY ATTORNEY, FOR THE PURPOSES STATED HEREIN.

The Board reviewed a resolution approving a grant of up to \$200,000 to Lendistry for the establishment of a loan loss reserve supporting a Miami DDA Small Business Loan Fund. Michael John Green presented the item, explaining that the funding would leverage up to \$2 million in capital for small businesses located within the DDA district, utilizing non-tax IKEOS funds.

Mr. Green, along with Everett K. Sands, CEO of Lendistry, provided a detailed overview of the program’s structure, underwriting process, eligibility criteria, and anticipated outcomes. The Board engaged in an extensive discussion regarding risk mitigation, data transparency, program scalability, and potential future enhancements, including participation models and interest rate adjustments.

Motion was made by Board Member Gary Ressler and seconded by Arva Suzanne Graham Gibson

#### **4D. RESOLUTION 03/2025**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA (“MIAMI DDA”) APPROVING THE 2024-2025 ANNUAL REPORT (“REPORT”) PURSUANT TO SECTION 2-890 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED; DIRECTING THE CEO/ EXECUTIVE DIRECTOR TO FORWARD A COPY OF THE REPORT TO THE OFFICIALS STATED HEREIN. The Board considered the resolution approving the 2024–2025 Annual Report pursuant to the City Code. Ms. Crespi noted that the report included required City reporting elements and a public-facing version distributed digitally to residents.

Motion was made by Board Member Amal Solh Kabbani and seconded Arva Suzanne Graham Gibson

### **5. ATTACHED DOCUMENTS**

- Financial Report – December 2025
- Event Calendar

### **6. NEW BUSINESS**

Under New Business, staff provided an update on recent coordination efforts with Flagler District property owners and business stakeholders related to retail revitalization, façade improvements, and preparation for upcoming

regional and international events. The Board discussed the importance of continued collaboration and alignment with the Downtown Master Plan.

## **7. MEETING ADJOURNMENT**

***Next Miami DDA Board Meeting Date: Friday, February 20, 2026 – 9:00 a.m.***