Wynwood Business Improvement District
Board of Director's Meeting
Wednesday, November 8, 2017 at 11:00 a.m.
310 NW 26 St. #1 Miami, FL 33127

Agenda Items:

1. Roll Call of Directors

2. Approval of October 11, 2017 Meeting Minutes

3. Executive Director Report: Manny Gonzalez

4. Marketing Update:
   - FNO Recap
   - Pinta Art Fair
   - Street Banner Program
   - Kivvit Recap

5. Finance Committee Update:

6. Security/Clean Team Update: Commander Guerra
   - Art Basel Update

7. Planning & Zoning Update: David Polinsky
   - NRD Resiliency Plan
   - Alcohol Ordinance Update

8. New Business
   - City Lab 10.25.17 via Joseph Furst

9. Meeting Adjournment
Meeting Minutes:
Wynwood BID Board of Directors Meeting  
Wynwood BID Office  
October 11th, 2017 at 11:00 a.m. – 12:40 p.m.  
310 NW 26 St #1 Miami, FL 33127  
**Meeting Minutes are not verbatim**

Board Members in Attendance:  
Joseph Furst, BID Board Chairman  
Albert Garcia, Wynwood BID  
David Polinsky, Wynwood BID  
Dylan Finger, Wynwood BID  
Jonathan Yormak, Wynwood BID

Members Absent:  
David Lombardi, Wynwood BID – via phone  
Irving Lerner, Wynwood BID

Others in Attendance:  
Manny Gonzalez, Wynwood BID  
Gabriela Maury, Wynwood BID  
Robin Jackson, City of Miami Attorney Office  
Javier Xavier-Aleman, City of Miami Attorney Office  
Steven Wernick, Ackerman LLP  
John Hefferman, Kivvit PR Agency  
Sachin Dhupelia, Rupees INC

* Executive Director, Manny Gonzalez called the Wynwood Business Improvement District Board of Director’s meeting to order at 11:00 a.m.

OFFICE LEASE SUBMITTAL FINALIZATION:  

- Albert Garcia provided a brief overview on the progress of the Wynwood Business Improvement District’s office relocation initiative.

- Albert Garcia reviewed the proposals associated with the two office spaces located on the 1st and 2nd floor available at 2751 N. Miami Avenue.
- Reference Motion #2
- (Office Lease Summary of Properties on File)

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update of all Wynwood BID initiatives that have been implemented as of September 1, 2017.

- Robin Jones Jackson updated the Board on the Wynwood BID’s attempt to reconcile the property assessments and liens, with Deanna Rasco, that have not been removed or applied since the BID’s inception.

- Manny Gonzalez has provided an overview on the scope of service, deadline dates and criteria associated with Security and Sanitation RFP# 18-001 which is scheduled to go live next week.

- As per Manny Gonzalez, some of the RFP highlights are as follows.

MARKETING COMMITTEE UPDATE:

- Albert Garcia provided an overview of various marketing initiatives that have been implemented by the Wynwood BID and Kivvit.

- John Hefferman from Kivvit Public Relations provided an update on Unbound Tech Conference and Fashion Night Out marketing initiatives that were facilitated by Kivvit PR in the last month.

- (Marketing Committee Update on File)

FINANCE COMMITTEE UPDATE:

- Manny Gonzalez provided a brief update on the consolidated statement of activities as of September 30, 2017.

- Joseph Furst had some concerns with the liens that have been placed on the properties in the area that were addressed by Robin Jones Jackson

- City of Miami Attorney Robin Jackson informs the board of a conference call that the Wynwood BID staff has had with Deana Rasco and how a report of outstanding liens will be presented to the Wynwood BID within the next weeks.

- (Consolidated Statement of Activities on File)
SECURITY UPDATE:

- Manny Gonzales provided an update on the Wynwood BID security and clean team initiatives, as of September 30, 2017.

- Manny Gonzalez provided a brief overview of the benefits of having a third-party provider oversee the operations for the Wynwood Business Improvement District via RFP solicitation.

- (Security Committee Update on File)

PLANNING & ZONING COMMITTEE UPDATE:

- David Polinsky provided an update on the Arts in Public Spaces (AAIP) initiative and Alcohol Licensing initiatives that are being reviewed by the City of Miami Commission.

- As per David Polinsky some of the issues regarding AiPP are as follows: art appraisal, insurance, covenant requirements, bonding and an AiPP Board with no Wynwood representation.

- BID Board Co-Chairman, Albert Garcia, insists that the Wynwood board must express their opinions tomorrow at the City of Miami Commission meeting where (AiPP) Arts in Public Places is scheduled to be heard for second reading.

- David Polinsky expresses the importance of these commission meetings and how it is important to be present.

- David Polinsky calls for a Planning and Zoning Meeting for October 19th at 2:00 PM.

- Reference Motion #3

Meeting Adjourned: 12:40 PM

MEETING MOTION SUMMARY:

MOTION #1: September 27, 2017 MEETING MINUTES

- Upon a properly made and seconded motion it was unanimously resolved to approve the September 27th, 2017 Wynwood BID Board of Director’s meeting minutes.

  Joseph Furst proposed, Albert Garcia seconded

  Motion passed unanimously
MOTION #2: OFFICE LEASE SUBMITTAL REVIEW:

- Upon a properly made and seconded motion it was unanimously resolved to approve the Wynwood BID office lease submittal at Dorissa Miami, located at 2751 North Miami Avenue, Suite 3, 33127.

  Albert Garcia proposed, Joseph Furst seconded

  Motion passed unanimously

MOTION #3: APPROVAL OF EXTENDED OPERATING HOURS

- Upon a properly made and seconded motion it was unanimously resolved to approve the support of extended bar closing hours (3 a.m. to 5 a.m.) for bar establishments within Wynwood during Art Basel week and III Points Festival.

  David Polinsky proposed, Albert Garcia seconded

  Motion passed unanimously
Executive Director Report:
EXECUTIVE DIRECTOR REPORT
AS OF NOVEMBER 11, 2017:

AiPP:

- 10/4/17 - Emailed & personally delivered AiPP letters indicating the Wynwood BID’s position regarding this matter to each Commissioner’s Office at City Hall, as per Planning & Zoning Committee request

- 10/26/17 – Emailed members of City of Miami Commission supporting AiPP, as per Planning & Zoning Committee request

BID Board Election:

- BID Board elections concluded on October 6, 2017 and we are awaiting the review of ownership documents by the City Attorney’s Office before finalizing the process.

Code Enforcement:

- 10/6/17 – Illegal set up of (6) a-frames blocking the sidewalk at 196 NW 24 St. reported for enforcement action

- 10/11/17 - Spoke to tenant and reported illegal trash and dumpster on public right of way at the corner of NW 1st Ave and NW 25 St.

- 10/13/17 - Illegal barbecue vendor arrested at NW 27 Ter and NW 3 Ave by City of Miami Police

- 10/17/17 – Suspicious activity reported to PD and City of Miami at 59 NW 26 St. after receiving complaints from adjacent neighbors

- 10/19/17 – BID office visited 127 NW 23 St. regarding loud noise issues on site and spoke to management about issues

- 10/29/17 – Followed up with Code Enforcement regarding the removal of (3) non-working pay phones that need to be removed via Code due to being affixed to private property. Pay phone at NW 5 Ave & NW 21 Terr has been removed.
CONSTRUCTION RELATED:

- Assisted Jonathan Wakefield on 10/31, 11/1 & 11/2 with construction issues they were facing with contractor that has closed NW 24 St. from 2nd Ave to 1st Ave.

EASY GRASS:

- Final walkthrough was scheduled for 10/17/17 but was cancelled by the BID due to an unforeseen meeting request received on the morning of that day.

- BID is scheduled to address some tree beds that need re-mulching due to being stepped on when they installed, in addition to 4 other tree beds that were skipped.

- Final walk through to review pending tree beds that have not been planted and other locations that need a touch up on Tuesday, November 7, 2017.

LEGAL:

- 10/10/17 – Followed up with City of Miami Attorney’s office regarding the election deadline passing and the need to finalize process.

NET:

- 10/4/17 – Reported pot holes at 250 NW 24 St.

- 10/4/17 – Reported pot holes at NW 5th Ave between 23rd & 22nd Street

Quick Build Challenge:

- 10/26/17 – Attended the Quik Build winner announcement party at Coral Gables Museum and provided an overview of the Wynwood projects.

Office Related:

- 10-4-17 – Created time off form to be used to record absences by staff. There was no form on record in office.

- 10/14/17 – Reached out to Paychex and United Healthcare about creating a healthcare account for the Wynwood BID to allow employees to obtain health insurance

- 10/18/17 – Marketing Coordinator position placed on www.indeed.com and received over 100+ resumes as of 10/26/17

Parking Trust Fund:

- 10/25/17 – Met with the City of Miami Zoning Department to present a draft of the permanent waiver certificate for approval and subsequent use by the Wynwood BID.

Public Works:

- 10/11/17 - Reported non-working pay phones at the following locations below:
2233 NW 1 Ct. Citation # CE2017018483

2418 N. Miami Ave Citation # CE2017018482

2661 NW 5 AVE Citation # CE2017018486

10/16/17 – City of Miami Moratorium is provided by the City of Miami Public Works department with Wynwood included.

**RFP #18-001:**

- 10/17/17 – Coordinated the placement of RFP ad within the Daily Business Review announcing the release of security & clean team RFP on www.wynwoodmiami.com.

- 10/12/17 – Finalized RFP #18-001 which will be used to procure security & clean team services

- 11/17/17 – RFP deadline is November 17, 2017 at 5:00 p.m.

**Solid Waste City of Miami:**

- 10/3/17 - Requested street sweeper services at 40 NE 25 St.

- 10/3/17 – Reported illegal dumping located at NW 22 St. & 1st Ave.

- 10/3/17 – Requested map/overview of Street Sweeper services for Wynwood

- 10/17/17 – Reported conditions along NW 5th Avenue to the City of Miami with pictures illustrating the garbage and debris is the public right of way from NW 23 St. to NW 25 St.

- 11/2/17 – Abandoned trash container located at 82 NW 24 St. reported to sanitation department

**Storm Summary:**

- 10/5/17 – Provided pictures and coordinated the pickup of storm debris along North Miami Avenue from NW 29 St. to NW 20 St. with Gayle Love, Senior Division Director for Miami Dade County.

**FPL:**

- 10/4/17 – Wire anchors exposed on public sidewalk adjacent to NW 3rd Ave & 26 St. reported to FPL.

**GMCVB:**

- 10/3/17 - Attended GMCVB meeting on October 3, 2017 at Brickell offices and provided general update on Wynwood clean up post Irma
HALLOWEEN 2017:

- 11/1/17 – Coordinated pick up details with Ryan Wood at City of Miami to ensure street team would come out and clean the District prior to the arrival of the business community on the following day.

- 10/16/17 – Worked with the City of Miami Police Department in creating and releasing memorandum to BID members regarding the upcoming Halloween preparations associated with October 31, 2017 expected evening celebrations.

- 9/25/17 – Wynwood BID requested for MPA to reserve on-street parking spaces along NW 2nd Ave to allow for wider sidewalks and easier crowd control by PD.

OFFICE RELOCATION:

- As of 10-31-17 the Following items are pending:

  1. Purchase of office phones - *Office currently using one line and (2) house phones*

  2. Conference Room Table to be purchased – *Currently using wood with metal square with splinters. This square does not allow for people sitting to write due to the splinters and material*

  3. Fold up Chairs to be purchased – *Currently elementary school chairs being used with a combination of other non-foldable chairs that clutter the office when not in use*

  4. (4) Desk – *Current office does not have office desks*

  5. (3) Dell Desktop computers- *There is one desktop and one laptop in the office now*

  6. Filing Cabinet – *There is no filing system in place nor a filing cabinet in office*

  7. Storage Unit/Cabinet – *Office currently stacks boxes at every corner*

  8. Coordination of Comcast Phone Relocation & Phone System – *Meeting set for 11/6/17*

  9. Coordination of change of address: *PENDING*

  10. Coordination with Sharp on relocation of copier machine – *PENDING*

  11. General Moving Assistance Needed – *PENDING*

  12. Coordination of Water Tank relocation and change of billing address – *PENDING*
13. Coordination of change of address for all vendors – PENDING

ITEMS ON THE HORIZON:

1. BID Board election finalization
2. Visit to GMCVB offices
3. WDRC announcement of openings to the public
4. RFP Clean Team & Security Ambassador programs
5. Office Furniture to order
6. Continue the mosquito monitoring program (Wynwood BID 1st in US to do it) with City/County/Private Industry
7. “Real” office copier
8. Website Data Entry by BID
9. Marketing Coordinator Job Announcement/hiring
10. Finalize BID By Laws
11. Bar & Halloween meeting with PD
12. Creation of Trip Advisor
13. CCTV options
14. Rubber mulching initiative on 2nd Ave
15. Quick Build
16. BID Credit card
17. Relocation of office
18. BID Expansion
19. Meeting with Mr. Mana
20. Centralized Valet
21. Basel
22. FPL lighting Improvements to 400W
23. Installation of new trash cans (12 in 40 blocks now)
24. Art Basel preparations
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<th>Fashion Distric (40817) NW 22-29 ST. bet NW 5 &amp; 6 AVE.</th>
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MPA Transactions as of 10.31.17.
Good morning Ryan:

I wanted to thank you for the services you and your team provided the Wynwood area in light of yesterday’s Halloween festivities. The Wynwood business community greatly appreciates everything you have done to allow the area to start normal operations this morning as if nothing happened the night before.

Thank you,

Manny Gonzalez
Executive Director
Wynwood Business Improvement District
310 NW 26 St. #1
Miami, FL 33127
Office: 786-615-8828
Cell: 305-316-8202

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From: Manny Gonzalez [mailto:manny@wynwoodbid.com]
Sent: Tuesday, October 31, 2017 12:14 PM
To: rywood@miamigov.com
Cc: ‘Gaby Maury’ <gaby@wynwoodbid.com>; manny@wynwoodbid.com
Subject: Wynwood BiD

Good afternoon Ryan:

It was a pleasure talking earlier today. Below is my contact information in the case you need to reach me.
Date: October 27, 2017

To: Wynwood BID Retailers

From: City of Miami Police Department & Wynwood Business Improvement District

RE: Tuesday, October 31, 2017 Halloween Preparations

Please be advised that due to the anticipation of a busy Halloween evening the City of Miami Police Department will begin preparations on Tuesday, October 31, 2017 at 7:00 A.M. Preparations will include blocking off on-street parking spaces in order to allow for the installation of French barricades along N.W. 2nd Avenue from N.W. 22nd Street to N.W. 25th Street, in order for the sidewalk to be expanded and allow the Police Department to control the foot traffic on both sides of the street efficiently. Furthermore, please inform your employees and customers that there would be no parking along N.W 2nd Avenue from N.W. 22nd to N.W 25th street due to the large crowds expected.

The City of Miami Police department will coordinate the pick-up of the barricades and access to on-street parking along N.W. 2nd Avenue in the early morning hours of Wednesday, November 1, 2017. In addition City of Miami and Wynwood BID will also have additional clean team resources present on the Wednesday to ensure the District is clean after the Halloween festivities are concluded.

Please feel free to contact me for any additional information regarding this matter during working hours at manny@wynwoodbid.com or 786-615-8828.

Thank you,

Manny Gonzalez
Executive Director

cc: Commander Guerra, City of Miami P.D.
cc: Cynthia Cruz, City of Miami NET
cc: Wynwood Business Improvement District
MARKETING COORDINATOR

Effective Date: October 1, 2017

Position Reports To: Executive Director

Hours: Position is a full-time

Salary: Up to $50,000.00 – Compensation commensurate with experience

The Wynwood Business Improvement District seeks to hire a marketing professional in order to develop, establish and maintain the Wynwood brand in addition to developing new marketing strategies and coordination of local & BID sponsored events.

Main Job Tasks and Responsibilities

- manage and coordinate all marketing, advertising and promotional staff and activities
- analysis of customer research, current market conditions and competitor information
- develop and implement marketing plans and projects for new and existing products
- manage the productivity of the marketing plans and projects
- monitor, review and report on all marketing activity and results
- determine and manage the marketing budget
- deliver marketing activity within agreed annual budget
- develop comprehensive media purchase plan – If approved by Board
- liaison with PR agency, media and advertising outlets
- conduct market research to determine market requirements
- Manage Wynwood Business Improvement District Twitter & Facebook Accounts
- Seeking of sponsorships – Local, National and Regional
- BID Event funding coordination for Marketing Committee
- General Public relation services – generate contacts with local & national periodicals
- Website  - Maintaining the store directory, Insertion of News (BID related stories), Income generating possibilities
- Marketing of BID brand
- Overseeing BID funded events, checking that BID interests are met (banners, publications)
- Sending event surveys, maintaining totals for yearly evaluation
- Coordination of weekly publication of “Deals & Doings” via Constant Contact or other – If created
- Possible creation of BID events via partnerships
- Interaction with GMCVB & Hotel Committee – Attend meetings
- Working with Marketing Committee Chair
- Composing and Maintaining Marketing Meeting Minutes
- Knowledge of Wordpress preferred – Microsoft Office
- Knowledge of Constant Contact or other related
- Knowledge of Twitter, Facebook, Instagram, Constant Contact

Education and Experience

- business or marketing-related degree or equivalent professional qualification
- experience in all aspects of developing and maintaining marketing strategies
- technical marketing skills
- relevant product and industry knowledge
- experience with relevant software applications (Word Press)

Key Competencies
- excellent written and verbal communication skills
- organization and planning
- problem analysis and problem-solving
- team-leadership
- formal presentation skills
- adaptability
- innovation
- decision-making
- collaboration
Wynwood Business Improvement District
Position Description

Position: Projects Coordinator

Effective Date: Immediately

Position Reports To: Executive Director, Wynwood BID

Departments: Operations, Security & Sanitation

Hours: Position is full time, 40 hours a week

Pay: Yearly Salary $35,000 + Health Insurance

Overall Responsibilities:

Coordinate, under the direction of the Executive Director, the contracting, planning, oversight monitoring, execution, and as necessary, closeout of activities in the areas of Operations and Capital Improvements to include, but not be limited to: security, sanitation, maintenance agreements, streetscape and sidewalk improvements, horticultural improvements, identified parking projects, alternative transportation projects (for example, Pedicabs, trolleys, and bikes), and possible special projects such as holiday lighting. Further, under the direction of the Executive Director, the Project Coordinator will interface and coordinate with appropriate City departments and officials on an ongoing basis.

Duties:

- In charge of visiting and listening to the needs to our property owners and business owners on a daily and weekly basis to listen to concerns and address any issues they may face.

- Monitor streetscape conditions within the Wynwood District and report issues like pot holes, lights-out, signage issues, trash & debris locations, security concerns, delivery and tour bus issues daily or as needed.

- In charge of office procurement and creation of Request for Proposals (RFP) and Request for Qualifications (RFQ) on a as needed basis.

- Responsible for maintaining Wynwood BID contracts and ensuring that we procure projects prior to expiration dates of professional services agreements.

- Assist Executive Director in supervision of FDOT, City of Miami or Miami Dade County projects within the Wynwood BID boundaries to ensure the District or our members are not affected negatively while being facilitated.
- Responsible for supervising the Wynwood BID clean team and security ambassador program to ensure evening and weekend services are running efficiently.

- Will interface with City of Miami Police Commander and Wynwood off-duty supervisor to ensure that weekly program is running efficiently, and that special events and holidays are covered accordingly.

- In charge of monitoring code enforcement issues found within the District and work with Executive Director in forwarding and tracking and requests submitted to the City of Miami.

- Responsible for interfacing with the City of Miami Code Enforcement Department on a weekly basis and submit violations that are observed daily.

- Will oversee upcoming BID CCTV security network once installed by the Wynwood BID.

- Interface with Planning & Zoning Committee Chairman to ensure that meeting packets and requested meeting material are disseminated on a timely basis.

- Work with Planning & Zoning Committee Chairman to maintain records of Wynwood Parking Waiver Trust Fund applications and waivers on file.

- Responsible for working with Executive Director on the removal of prior assessment liens that have been placed by the City of Miami Legal Department.

- Interface with Wynwood BID Security Committee Chairman to ensure that meeting packets and requested meeting material are disseminated on a timely basis.

- Interface with the Miami Parking Authority representatives to ensure that parking issues, valet, signage and special event parking events are covered accordingly.

- Interface with the City of Miami Neighborhood Enhancement Team (NET) on a weekly basis and ensure that we are working together and not duplicating our efforts within the District.

- Interface with the City of Miami Sanitation Department to ensure that recycling program, street-sweeping, art walk assistance and daily trash pick-ups are being provided efficiently.

- Offers office support (filing, phones) to the Wynwood BID office as needed.
**Education:** Requires a body of knowledge of principles, procedures, and methods techniques in such areas as urban planning, building construction, construction management, and personnel. High school diploma required. Undergraduate and/or Bachelor's degree may be required depending on experience on applicant.

**Experience:** Minimum of 3-4 years of experience in security and cleaning management supervision, urban planning, construction management, and customer service are a plus. Must have excellent written and oral communication skills.

**Financial Responsibilities:** Responsible for supervising the streetscape, capital and security/clean team budgets.

**Responsibility for Contracts:** Position involves contact with key or important persons both inside and outside the company requiring extensive resourcefulness and tact, and which may materially affect company policy, practices, and procedures.

**Judgement and Decision-Making:** Under general direction as to broad assignments determines methods and delivers final results. Highly complex work performed within general department or functional policies and objectives requiring substantial original thinking.

**Supervisory Responsibility:** Nature of work involves monitoring of results of contracts with subcontractors.

**Weekends:** May involve some weekend and evening work, as needed, to ensure operations are running efficiently.

**Approvals:**

---

Executive Director

Date
### October 2017

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<tbody>
<tr>
<td>11:30am Wynwood BID Communications Call</td>
<td>9:00am NET &amp; BID Meeting 10.3.17 at 9</td>
<td>1:00pm Celine Doctor at 1pm</td>
<td>11:30am Naomi - Unbound Miami</td>
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<tr>
<td>12:00pm Plant the Future Meeting With</td>
<td>1:00pm Conference Call between Manny</td>
<td>2:00pm Availability - Planning &amp; Zoning</td>
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<td>11:30am Kivvit Call (Wynwood BID Office)</td>
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<td>3:30pm Meeting RF: API</td>
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<tr>
<td>9:00am Copy: Wynwood BID/Kivvit Bi-Weekly Update Call (Dist-Ln)</td>
<td>Miami Chamber Event (Wynwood BID Office)</td>
<td>9:00am Special Events Meeting (10th floor American Drive)</td>
<td>12:30pm Lunch with Frank (TBD) - Manny Gonzalez</td>
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<tr>
<td>11:30am Kivvit Call (Wynwood BID Office)</td>
<td>11:00am Agenda Review - October 12</td>
<td>11:00am Board of Directors Meeting</td>
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<td>4:00pm Wynwood BID</td>
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<tbody>
<tr>
<td>12:00am ARTWALK SATURDAY (Wynwood District)</td>
<td>10:30am Office</td>
<td>9:00am Albert &amp; Matt Gallery Meeting</td>
<td>9:00am Diego/Pinta Gallery Meeting</td>
<td>11:00am Meeting with Cleaners (Wynwood BID Office - 310 NW 26 St) - Manny Gonzalez</td>
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<td></td>
<td>11:30am David Polinsky</td>
<td>1:00pm Phsym/BID (Wynwood BID Office)</td>
<td>1:00pm Availability</td>
<td>1:00pm Availability</td>
<td>2:00pm Residency with</td>
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<td></td>
<td>12:00pm Availability</td>
<td>2:00pm Easy Grass Walk</td>
<td>2:00pm Residency with</td>
<td>2:00pm Residency with</td>
<td>1:00pm Easy Grass Walk</td>
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<td></td>
<td>3:00pm Albert &amp; Manny</td>
<td>2:30pm Fashion Night</td>
<td>14:00pm Celine Thursday</td>
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<tbody>
<tr>
<td>10:00am Susana Baker Umbrella (Wynwood BID Office - 310 NW 26 St) - Manny Gonzalez</td>
<td>11:00am Agenda Review - October 26</td>
<td>10:00am Camera (Wynwood BID Office - 310 NW 26 St)</td>
<td>9:00am City Commission Meeting 3500 Pan</td>
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<td>11:00am FNO Touchbase Call (D/Ln)</td>
<td>7:00pm Quick Build 7pm Coral Gables</td>
<td>9:00am City Commission Meeting 3500 Pan</td>
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<tr>
<td>9:00am Wynwood BID/Kivvit Bi-Weekly Update Call (Dist-Ln)</td>
<td>5:30pm FNO (Wynwood BID Office - 310 NW 26 St)</td>
<td>3:30pm Gil Zepeda Interview 10.31.17 at 3:30 p.m in Wynwood</td>
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<td>11:30am Alex Larios Interview - Monday</td>
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<td>11:00am Comcast Business &amp; Wynwood</td>
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<td>2-90pm Rescue Mission</td>
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<td>Oct 30</td>
<td>10:00am Douglas Elliman (Wynwood BID)</td>
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<td>4:00pm Jorge - Manny Gonzalez - Michelle's</td>
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<td>Oct 31</td>
<td>9:00am Special Events Meeting (10th floor Manager's)</td>
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<td>Nov 1</td>
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<td>Nov 3</td>
<td>10:00am Santiago Medellin (Wynwood)</td>
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<td>Nov 5</td>
<td>9:00am Wynwood BID/Kiviit Bi-Weekly Update Call (Dial-In) - John Heffernan</td>
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<td>Nov 6</td>
<td>11:00am WDRG Availability 11.14.17 at 11 a.m. (Wynwood BID Office - 310 NW 26 St.)</td>
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<td>Nov 8</td>
<td>9:00am City Commission Meeting (3500 Pan American Drive)</td>
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<td>Nov 9</td>
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<td>9:00am Copy: Wynwood BID/Kiviit Bi-Weekly Update Call (Dial-In) - Manny</td>
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<td>9:00am Wynwood BID/Kiviit Bi-Weekly Update Call (Dial-In) - Manny</td>
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<td>Nov 14</td>
<td>11:30am Rescue Mission Wynwood BID</td>
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<td>Nov 15</td>
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<td>Nov 18</td>
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<td>9:00am Wynwood BID/Kiviit Bi-Weekly Update Call (Dial-In) - Bob Carter</td>
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<td>Nov 21</td>
<td>10:30am Wynwood connect - Bob Carter</td>
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<td>Nov 22</td>
<td>9:00am City Commission Meeting (3500 Pan American Drive)</td>
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<td>Nov 25</td>
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<td>9:00am Wynwood BID/Kiviit Bi-Weekly Update Call (Dial-In) - Bob Carter</td>
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<td>10:30am Wynwood connect - Bob Carter</td>
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Manny Gonzalez
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review @/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

RFP NOTICE - WYNWOOD BUSINESS IMPROVEMENT DISTRICT - RFP #18-001

In the XXXX Court,
was published in said newspaper in the issue of

10/10/2017  10/11/2017  10/12/2017  10/17/2017  10/18/2017  10/19/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 48th day of OCTOBER, A.D. 2017

(SEAL)

MARIA MESA personally known to me

RFP NOTICE

At this time, the Wynwood Business Improvement District “BID” is seeking from qualified and experienced a dual security/cleaning firms, licensed in the State of Florida, to provide security & clean team ambassadors for the Wynwood District.

RFP #18-001 has been made available to the public as of Tuesday, October 10, 2017. The RFP deadline date is Tuesday, November 17, 2017 at 5:00 PM. Additional project information and submission requirements can be found at www.wynwoodmiami.com or by contacting the BID office at 736-615-8823 with any questions.

Wynwood Business Improvement District “BID”
310 NW 26 St, #1
Miami, FL 33127

The City of Silence ordinance mandates that contact with the City or BID regarding the RFP process shall be limited to written communication. Prospective vendors may contact the BID to request additional information by emailing Manny Gonzalez at manny@wynwoodbid.com 10/10-11-17-18-19 17-73/0000265021M
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<th>Business Name</th>
<th>Business Address</th>
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**Note:** The table above contains data for mosquito counts and observations for various locations over different weeks. Each row represents a different business or location, and the columns indicate the week number and the count or observation for that week.
Marketing Update:
Date: November 3, 2017
To: Wynwood BID
From: Kivvit
RE: Board Communications Update

Following please find a recap of the communications initiatives that Kivvit has managed for the Wynwood BID over the past month, and the priorities for the month ahead.

KIVVIT WYNWOOD BID INITIATIVES

INTERNATIONAL COVERAGE
Kivvit secured several international media hits for Wynwood over the past month, ranging from popular TV travel programs to in-flight magazine stories on new Miami-bound international routes. In each instance, we worked directly with the reporters to provide them background information and also lined them up with Wynwood stakeholders to interview. The resulting stories provide a positive look at what visitors can look forward to in Wynwood: an expansive collection of street art; unique retailers; and excellent restaurants and bars. All of the stories are visual-heavy, showcasing Wynwood’s trademark street art.

Following is a quick recap of the international media coverage we secured:

- Hotbook Mexico: feature story on Wynwood in Mexico’s top lifestyle publication
- Hashtag Viajeros: two segments featuring Wynwood on a leading Argentine travel program geared towards millennials
- WOW Air In-Flight Magazine: feature story about Wynwood in the in-flight magazine of one of MIA’s newest international carriers, WOW Air, which serves Iceland and continental Europe

FASHION NIGHT OUT
Kivvit worked with the BID team and local businesses leading up to Fashion Night Out 2017, executing an outreach plan that helped generate attendance and raise overall awareness of the event. We secured positive coverage for Fashion Night Out across all mediums, including TV, radio, online, print and social media coverage. Aside from securing positive coverage for the event, we worked on producing design/collateral materials, executed a targeted social media campaign across various platforms and direct-marketed the event to local stakeholder groups.

The result was a successful, well-attended event that garnered significant positive media coverage for Wynwood:

- Post-event feature segment on WSVN Channel 7’s Deco Drive program
- Pre-event live interview on 97.3FM, and live radio broadcast onsite during the event
- Pre-event coverage on Miami.com, EaterMiami.com, Miami New Times and Miami Today
• Direct marketing to Miami-Dade County and Jackson Health System employees, and GMCVB email database
• Social media promotion by City of Miami, East End Capital, Related Group, prominent fashion bloggers, SWARM, and participating businesses
• Online event listings on Ocean Drive Magazine’s online events calendar, 97.3 FM website, New Tropic, Miami New Times, Miami.com and Yelp
• Comprehensive digital campaign on Wynwood Miami handles to drive attention to and attendance at FNO

MIAMI TODAY WYNWOOD SPECIAL SECTION
Kivvit worked with Miami Today on several stories for their recent Wynwood/Midtown special section, which ran in last week’s edition of the paper. Stories include the BID’s stance on the City of Miami’s proposed Art in Public Places ordinance, advocacy for increased City services, the success of Wynwood’s retail landscape, the status of expansion plans for the BID boundaries, and residential development in the neighborhood.

We lined up the story on the healthy state of the retail market and plans for Wynwood Fashion Night Out, and we set up interviews with board members Albert Garcia and Joe Furst for additional coverage for the section.

UNBOUND EVENT PROMOTION
As part of the marketing partnership that the BID forged with last week’s unbound Miami event – held at Mana Wynwood – Kivvit prepared several promotional materials. We drafted a blog post with event details and posted it on wynwoodmiami.com, prepared and distributed an e-mail to BID members promoting the event and offering complimentary- and reduced-price tickets to the two-day innovation fair, and posted the event press release on the Wynwood website.

NORTH MIAMI AVENUE PROJECT COMMUNICATIONS
We continue to stay abreast of the work being done on North Miami Avenue and inform BID members of updates via e-mail as they become available.

ONGOING MEDIA MANAGEMENT
Kivvit continues to manage incoming press requests and needs related to stories written about Wynwood.

SOCIAL MEDIA MANAGEMENT
Kivvit continues to manage and grow the BID’s social media presence through the steady development of engaging content that highlights the neighborhood’s arts/culture, unique food and drink scene, innovative companies, educational institutions, and upcoming residential offerings. The BID’s Instagram account continues to be the most followed and interactive account with 62,800 followers, an increase of nearly 1,000 followers in just the past three weeks. Twitter has also seen a steady increase of 100 followers from three weeks ago, and is now at 11,500 followers. Last, our approach of posting more selective content to Facebook has helped the page to continuously expand its reach.
WEBSITE MANAGEMENT
Kivvit continues to keep the Wynwood website updated, approving business profiles, adding new articles to the news section, and creating new blogs. The most recent blog post we created is for the unbound Miami event.

PLANNED INITIATIVES FOR NOVEMBER

Wynwood FNO Post-Event Outreach
We will be sending out photos captured at the Wynwood FNO event to several lifestyle and community publications to showcase the success of the event.

Miami Art Week
We are working with reporters to ensure that they feature Wynwood in their upcoming coverage of Miami Art Week. Currently, we are connecting reporters with local property owners to drive coverage of around the new murals that will be painted on neighborhood buildings during Miami Art Week. We are also work with the New York Post's luxury magazine Alexa to have them include Wynwood in their special Art Basel edition.

We will also be working on an opinion piece from the BID tied to Art Basel and focused on all of the positive activity in Wynwood.

BID Holiday Party
Kivvit will be working with Manny and Albert to develop the invitation and reach out to members for the annual BID Holiday Party

Continued Social Media Management
We will continue to generate an engaging social media content calendar that will grow our following and enhance engagement with our current followers.

Continued Communication to Business and Property Owners
Kivvit will also continue to serve as the point for important updates to the BID’s database of businesses, property owners, etc. via emails, content to the website, and social media posts, where appropriate.

MEDIA RECAP

Following please find a brief summary of relevant articles that have run in the past three weeks.

Featured articles include examples of the international coverage Kivvit secured, Fashion Night Out coverage and articles from the Miami Today's special Wynwood/Midtown section.
Inside Miami's Wynwood District

Exploring the art frontiers

District in style and ambiance from its South Beach and downtown neighborhoods, Miami's former industrial and warehouse district of Wynwood has been making a cultural imprint on the wider urban landscape and beyond over the past decade.

By Mie Pellel / Photos: Courtesy of respective venues

The main ingredient fueling the Wynwood district's transformation in this past has been the emergence of a thriving street art scene—the Wynwood Art District. The development of the Miami cultural presence has in turn brought along a diverse presence of independent artists and creative community.

Wynwood today is easily accessible from downtown, the beach or even further afield around the city thanks to its proximity to major avenues and highways. The district has grown to the point where it now contains the highest concentration of street art in the U.S. In addition to that distinctive street art presence, the area is also home to more than 20 art galleries, studios, and museums. Sustaining that development and introducing new fans to the Wynwood district are annual festivals, weekly art walks and area events throughout the year that promote new creative talent.

Displaying art imaginatively

Imagination and generosity from sources in the business and commercial sectors were primary factors in providing the dynamic towards the current Wynwood arts, fashion and leisure presence. At the center of Wynwood's renaissance as an independent art-centric district has been the Wynwood Business Improvement District (BID) - an association of forward-thinking business leaders encouraging the different entrepreneurial and arts interests locally. One such early pioneer who was a BID board member for many years is Don Lombardi, who recalls:

"I started hosting artists in whatever spaces I had vacant, and started an event called "Roaming Fridays" where I would sponsor a fashion show or a band and Qu. We had about 150 people at the first one, and by this third one we had 150 people." Street art and wall art is certainly the outward defining feature of Wynwood's creative mix these days, with murals being created around the globe to try their artistic talent on building walls and surfaces. Depending on the structure, that expression can be long-lasting or even fleeting, but fortunately the foresight of the area's most notable business figures and proponents, the late Tony Goldman, has allowed for murals to find a permanent space in the Wynwood Walls network (wynwoodwalls.com). Established by Goldman in 2009, the Walls at NW 2nd Avenue (now Tony Goldman Way) features large-scale murals by globally-acclaimed street artists and remains ever-changing annually with a program that highlights artists who push the boundaries of imagination and creativity.

At the same time, art lovers are also drawn here by the striking component of interior display—museums and collections that showcase the work of modern artists from across the continent and world.
MORE WYMWOOD RESOURCES AND LOCAL EVENTS

Browse:
- Wynwood Arts District - the official website for events, background and key points of interest across the Wynwood Arts District today. www.wynwoodarts.com
- MAM (Miami Art Museum) - a free print and online guide with a selection of current and upcoming Wynwood area events and exhibits. www.miamimuseum.org/exhibits/wynwood

EAT, DRINK AND PORTER:
- Wynwood Arts District - the official website for events, background and key points of interest across the Wynwood Arts District today. www.wynwoodarts.com
- MAM (Miami Art Museum) - a free print and online guide with a selection of current and upcoming Wynwood area events and exhibits. www.miamimuseum.org/exhibits/wynwood

Forget the spray-on tan. Get some sun and experience the spray-on art that is ever changing at the Wynwood Art District. WOW or will you be sorry? Miami has got it all.

WOW offers cheap flights to Miami from all over Europe and Tel-Aviv, 2-3 times a week till winter. Find your flight on wowair.com.
WYNWOOD ART WALK
EL ARTE QUE NUNCA DUERME

El impulso de los galeristas que comenzaron a mudarse hace cerca de 15 años a la zona, ha llevado a esta área a ser mundialmente reconocida por ser única y original. Todo comenzó con un pequeño fenómeno que ocurrió cada segundo sábado del mes.

"Los galeristas vieron la oportunidad de moverse a esta zona que había estado desesperada por mucho tiempo y se unieron para abrir las puertas de las galerías", resaltó Albert García, dueño de arte, de Wynwood Art. "Hayan reyes, vamos a proveer monturas creativas y lugares para abrir de modo el segundo sábado de cada mes, así, si todos estamos abiertos juntos será más seguro y la gente vendrá". Con esta iniciativa nació un fenómeno que revolucionó la manera de consumir y percibir el arte urbano, y le llamaron Wynwood Art Walk.

HOCHES DE ARTE
Así que por Wynwood el segundo sábado del mes es una experiencia imprescindible en

La que hoy se considera galería de arte urbano más grande del mundo, a principios del 2000 era una zona de Miami poco segura y sin vida. Hoy en día, Wynwood es un lugar reconocido en el mundo entero por sus murales llenos de colores, galerías internacionales y espíritu vibrante.

TEXTO
Estate: Blake Lopez
FOTO
Wynwood R&D: Mary Beth Kant
Miami. Entra en sus calles y formará parte de su vida es especial, nada está sujeto, todas las colinas permanecen abiertas y cada momento te sorprenderá con músicos en directo o con artistas dibujando sus obras en las paredes que decoran las calles de este barrio eclectic.

Sin importar las veces que uno haya ido, Wynwood Walls siempre será una parada obligatoria. Art, mayores, jóvenes y pequeñas coreas y escenas múscicas de variadas obras de arte, especialmente en Art Walk, un espacio que se convierte en centro de encuentro de todos los videntes. Este nido, situado en el corazón del distrito, nació en 2003 de la mano de dos visionarios, Tony Goldman y Jeffrey Deitch. Ellos crearon un espacio en donde cada año se exhibe el trabajo de artistas de renombre internacional, para que nunca antes se había visto en Estados Unidos.

Ahí mismo encontrarás Wynwood Kitchen and Bar (WKD), considerado uno de los lugares más trendy de la ciudad desde 2015. No solo por su comida, sino por el ambiente creado por los colores vivos del artista británico Christian Aver y el mural del comedor principal, obra del estadounidense Shepard Fairey, este espacio es un fuerte desencuentro.

Si miramos al otro lado de la calle, una puesta de sol en la que nunca se acaba la fila, te llevará a una sorpresa. Una estructura baja y, en apariencia, sin mucho más que destacar, se encuentra Wood Tavern, un patio donde la cerveza, el sake y la música no paran. Se trata de un proyecto artístico en el corazón del distrito conocido por su atmósfera y actividad incesante que no acaba al mismo tiempo, tanto en el exterior como en el interior, que promociona las voces nuevas del arte.

**SIN RUMBO, PERO CON LOS OJOS ABIERTOS**

¿Qué es la mejor manera de ver Art Walk? Practica. Ve sin agenda, solo descubre. Entre y sal de cada puerta abierta que veas, anda por las calles por cada rincón que se te sugiera. No dudes en entrar en un bar o en un taller, que es un espacio para conocimientos de arte profesionales, sin dejar de compartirlo con aquellos que lo ven como una diversión, porque Wynwood acerca la cultura a todos sin distinciones. El distrito comenzó atrayendo galeristas, pero pronto surgió otro tipo de negocios que lo dieron un impulso mayor. El primero en llegar fue el Joey’s Italian Café, seguido del Barter Coffee, los cuales dieron paso a la proliferación de otros locales de restauración. Hoy muchos de los mejores restaurantes de Miami se encuentran en Wynwood. Hot spot como la antológica cura del XXI, o el arte culinario que llevó a los televisivos de los premios James Beard al restaurante Alton. Rurumados en un barrio urbano donde no se puede dejar de buscar las mejores hamburguesas, que aquí son toda una cultura en restaurantes como Kush y The Butcher Shop. Pero si quieres algo más serio, tu sitio es el Plant Food + Wine del barrio de la comida lujosa.

Matthew Kneary
Ya conocemos algunos murales famosos y restaurantes, pero lo que dío vida a Wynwood fueron las galerías en las que predominaba el arte contemporáneo. Adentrarse en la Alejandra von Hartz Gallery o en la Curator’s Voices Art Projects o en la galería Diana Lowenstein, esto con más de veinticinco años de experiencia en presentar arte contemporáneo en Estados Unidos y alrededor del mundo.

Wynwood siempre va más allá en su manera de tratar y mostrar el arte, pues no permite no solo contemplarlo, sino también interactuar con él, como en la Espacio Expressivo, una exposición temática que promueve e informa sobre los diferentes enfoques y materiales de artes moderno contemporáneo. O sumergirse en el pop surrealista de la Harold Klein Gallery, pionera en el distrito desde 2009.

La biosfera está muy presente. En plena 21st NW 2nd Ave. se encuentra El Trexut, galería especializada en arte latinoamericano y principalmente enfocado en las muestras de los siglos XIX y XX, así como en el arte contemporáneo. Por su parte, Romero Britto, artista brasileño, tiene su taller en Wynwood, el Britto Central, donde sale todo su trabajo y en donde puede descubrir cada nueva creación del artista.

Wynwood es un espacio donde los artistas de nombre quieren estar, pero lo que le hace grande es que de nombre y aquellos que aún están en el inicio de su carrera. Por ejemplo, la galería de la Universidad de Miami, en el distrito desde 2007, muestra el trabajo de sus alumnos de arte.

WYNWOOD ES MUCHO MÁS
Art Walk nació para impulsar la vida y estilizar la economía de Wynwood y a bien el inicio cada segundo andaba clave, hoy es mucho más que esto. El distrito del arte no solo es un conjunto de murales, galerías y gastronomía, así también está lleno de locales de jazz y música en directo, y lugares que marcan tendencia alejándose de los grandes centros comerciales.

Desde 2011, ha surgido un nuevo centro de bares, cafés y divertidas noches que narran una historia única. En sus esquinas no hay ni un solo local corporativo, todo es locales independientes que dan un toque propio a la forma de mostrar un producto original.

El estilo de arte también se ha visto alzado por esta rincón de Miami. O Cirrus es un proyecto cinematográfico que aporte una serie de obras de cine y espacios de arte sin igual de lo que impulsa nuestra ciudad como independiente e internacional. Parece mostrar que en las más de un punto de una metrópoli tan grande como Miami se refuerzan las expresiones más actuales del arte, la gastronomía y probablemente la música. Pero aún queda más jugo que sacarle a Wynwood. En el distrito del arte hay varios locales que producen su propia cerveza artesanal, como Wynwood Brewing Company, Cerveza Becher’s Brewing Co o J Wakefield Brewing. Cervezas dirigen que tendrán que luchar con la llegada de nuevas como Versus, que apenas abrió hace tres meses y cuyos diseños son una puesta de Colón y Miami.

Si desea de pasear, Wynwood no se convierte en su lugar preferido en el mundo, al menos será de aquellos que nunca se te borrará de la memoria después de haberlo visitado. Como resumen de por qué es tan especial este rincón, Albert García nos recuerda las tres cosas que lo hacen distintivo. Se trata de la colección de arte urbano más grande del mundo; es el distrito número uno en el sur de Florida donde los sociólogos acometen a los mejores restaurantes y bares, y definitivamente, el distrito de arte es único en el mundo. Vayas donde vayas no encontrarás otro igual.
MIDTOWN & WYNWOOD

Plan to expand Wynwood district awaits election's changes

By Caroline Leacock

A push to extend the boundaries of the Wynwood Business Improvement District (BID) will resurface in 2016, after the New 7th election saw a new Miami mayor and two new commissioners, said Albert Garcia, vice chair of the district's board.

The district now comprises 50 square blocks stretching from Northwest 26th to 28th streets, and from North Miami Avenue west to Northwest 5th Avenue. The plan would push the district's boundary further west to North Bay Village, and to the east to the Florida East Coast Railway tracks, which connect to the northeast diagonally through the district from North Miami Avenue and Northeast Second Avenue.

The new BID would include both sides of Northwest 26th and 29th streets. Though many businesses fall within the BID's geographic area, not all are included in the district. Creating what observed as a "swiss cheese" effect, Tom Curtiss, former BID executive director, said the city's request is an opportunity to "create a more complete" district.

But in April, Mr. Curtiss resigned, and board member David Rendulich, who sponsored the proposal, said the city's planning committee, including the city's, approved the proposal.

The expansion proposal was approved in 2013. The first set of ballots were sent in to all property owners in the area soliciting their support. The board members voted unanimously to approve the proposal, pending the city's board's approval. The expansion was expected to reach the city's board in February and was expected to be approved by the city's board.

At the same time, the designer is being selected to transform Northwest Third Avenue into a women's, a shared space for show-moving vehicles, people and street furniture. "It's something you want to see everywhere in Miami," Mr. Curtiss said. "It's a beautiful project that will take time, energy and money to create.

"Wynwood already has a diverse mix of retail and entertainment, but we want to encourage more people to visit our neighborhood," said Maria Velez, a board member and attorney and partner in the Miami offices of Akerman LLP, who has represented the BID in various matters.

"Most of the projects in the pipeline are of a lower scale," Velez said. "It will be affordable by the time the day comes. In some parts of Wynwood, eight-story buildings are permitted and customs and permits have been decreased from the current 10 stories to 8 stories. We're really looking at the future with our eyes."

"And the plan is to continue to expand the area," Mr. Curtiss said. "We want to have a mixed-use neighborhood and to encourage people to visit."

"Also, we're looking at the future with our eyes."

Business exploding in Wynwood as fashion night arrives

By Caroline Leacock

In bringing contradictions to the real estate arena that retail follows suit, Wynwood's wave of shops, restaurants, bars and hotels has exploded in recent years, though residential units are scarce.

According to the WynwoodWilsonWeb sites, the websites of the Wynwood Business Improvement District (BID), today there are more than 35 restaurants, bars and lounges and more than 30 shops, in addition to the galleries that are housed within. In the area, the galleries are known. (The website, www.wynwoodcommercial.com, was submitted for print, and the editor reserves the right to publish the entire article in the future."

The BID is not too far off its second annual Fashion Night Out this evening (11/2) through 8 p.m. "More than 40 participating businesses throughout Wynwood will be offering an array of to-store promotions and sales," said a resident. "This event will be featured in the annual Fashion Night Out at Miami Wynwood, showcasing a wide selection of fashion and accessories from numerous Wynwood retailers. Additional activities include in-store promotions, entertainment, complimentary light bites and cocktails, product sampling, dessert tastings, cocktails and giveaways.

The event will be held at 11:00 a.m. at the Fashion Night Out at the newly renovated Fashion Night Out arts and entertainment venue. The event is free to the public.

"The inaugural event in September 2014 was a hit and we know that Wynwood is open for business," the event organizers said. "An attendee of the Miami Design District Mayor Carlos Gonzalez-Gonzalez and Black Star, among others, was pronounced a success.

"We want to continue that trend," Mr. Curtiss said. "It's a celebration of the neighborhood's ongoing success."
Housing key to commercial for Wynwood

BY KATIA MAHER

As Wynwood’s commercial space market continues to expand, industry experts point to its growing housing market as being a critical component to its continued success.

"Wynwood’s commercial space market is doing exceptionally well," Jonathan Yorvink, founder and managing principal at East End Capital, said. "The rental side is strong and is going back to 15 to 20 triple dollar rents."

However, looking forward, he said, "housing is a big component in regards to creating more inclusion of office space in the Wynwood area."

"The more that Wynwood becomes an eat, work and play area," Mr. Yorvink said, "the more success the commercial market will see due to the influx of people wanting to work and live in Wynwood."

Another trend in the Wynwood market, he said, is the conversion of warehouses into storefronts.

"Before, a lot of businesses in Wynwood would be inside warehouses with no windows or outward visibility to the public," he said. "Now, warehouses are being converted into storefronts so that businesses can attract more customers and maintain visibility."

As a result, Mr. Yorvink said, "it has created an influx of supply that has been increasing by the day."

What sets the Wynwood market apart from other areas in Miami, Mr. Yorvink said, is its character.

"Wynwood has a great feel and different energy that other places such as Miami Beach or Brickell may not have," he said. "It’s first and foremost an art opportunity, where people can go and see art without spending a penny.

"The crux," he said, "is finding a way to sustain and grow businesses in the Wynwood market as the area continues to grow into a residential and retail hotspot."
Wynwood’s derelict buildings falling

BY CONSIDINE LACOMBE

Members of the Wynwood Business Improvement District (BID) have seen some victories in their effort to rid the district of dangerous, derelict buildings.

In August, Manny Gonzalez, BID executive director, toured by van with city and county staff to “showcase the sites throughout the district that need immediate attention due to being abandoned and unsecured, in addition to other sites that have favorable mosquito breeding locations,” according to a memo. As happens on many summer road trips, they shot a video.

“Several abandoned single-family homes have been taken over by homeless people and other nefarious users who gather there,” Albert Garcia, BID vice chair and chief operating officer of Mega Sheva, said last week. “They are a threat to the safety of the district. We worked with the city’s Public Works, Code Enforcement and the Building departments to bring attention to these glaring needs in the district.

To their credit, they were quick to respond and quick to take appropriate action.”

Some of the structures were demolished, after having been condemned as unsafe by city fire officials, and others were boarded up and secured, he said. Owners (many of them homeowners) were contacted to let them know what was happening with their properties and what their responsibilities were.

“There is much work to be done, but it’s getting better,” Mr. Garcia said. “For a long time, nobody paid attention, and there are homes like this all over the city. But we felt it needed to be addressed, so we worked with the city to identify these properties. Going into our fifth year as a BID, we are better equipped to deal with these issues; it’s what the BID does best.”

Wynwood district aims to extend level of city’s services

BY CONSIDINE LACOMBE

The desire is to appropriate more municipal services continue between discussions of Wynwood’s Business Improvement District (BID) and Miami and Miami-Dade County officials.

The momentum is knocking on the door, officials from both sides acknowledged on Monday for the first time, said Adrian Garcia, the group’s executive director.

“Before coming to Wynwood, I was in a position to relate to the state,” said Mr. Garcia, who is a chief operating officer of Mega Sheva. “I never thought I was in this position.

“When we started to talk about what we need, property taxes haven’t been reasonable anymore, Mr. Garcia said.

From 2013 to 2036, property taxes increased from $6,211,013 to $11,969,046, according to a report by Complete Consulting Services Group. However, the city and county have increased city services, especially safety and sanitation.

The BID spends 75% of its budget on safety police officers and other services, which means the area level of city services is provided.

But when people started returning, downtown by the doors and to other locations, they experienced a level of city services, especially safety and sanitation.

The BID spends half of its budget on safety police officers and other services, which means the area level of city services is provided.

“We want to be partners with the city, not provide a disincentive for city services,” he said. “We are just like the city to the city that the Wynwood of 2017 is far different than the 15 years ago. It’s become an international destination, and the city and county have to acknowledge that.”

Driven by the district’s status as a national tourism area, property values unlimited, according to a report by Complete Consulting Services Group. Located in Wynwood’s “Downtown” area, comprised of 21,000 residents, and 17%, 70% to 90%,” he repeated.

Last year, more than 1 million people visited Wynwood, generating an economic impact of more than $3 billion, said a report by the Greater Miami Convention and Visitor Bureau. The typical visitor spent seven nights, spending $426 each, according to a report by Complete Consulting Services Group.

The Complete Consulting Services survey covered 90 sample properties in other areas said that the area from 2013 to 2036 now 50% of Downtown ($350,504 to $500,744), 95% for Miami and upper cape area ($104,443 to $290,933), 45% for Coconut Grove ($570,694 to $657,164) and 20% in Little Havana ($377,225 to $493,799).

BID officials will negotiate with county officials to receive new services in a new contract by March, Mr. Garcia said. “We’ll wait until after the election to sit with them. Property taxes have been going to those in other neighborhoods. The city has to invest in areas that need growth.”
Breaking: Wynwood to host second annual Fashion’s Night Out


Sad.

The good news? The second annual Wynwood Fashion Night Out will be held Nov. 2. #SoBlessed

“We’re thrilled to announce the return of Wynwood’s Fashion Night Out and invite the South Florida community to an evening filled with exceptional street art, retail and dining experiences,” Wynwood BID Vice Chairman Albert Garcia says.

What can revelers expect? More than 40 participating businesses throughout Wynwood will be offering an array of in-store promotions (think giveaways and discounts) and parties (bring on the sips and bites!). Expect some catwalk action as well in the form of a grand finale Fashion Show at Mana Wynwood featuring clothing and accessories from neighboring boutiques.

There’s a feel-good component, too. “Wynwood’s business community is also coming together to collected donated items to support the women and families of Lotus House as part of this year’s annual event,” Garcia says.
Wynwood FNO participating retailers will be collecting donated items for non-profit Lotus House, an organization working to improve the lives of homeless women, youth and children. In fact, Wynwood FNO will launch a month-long drive for Lotus House because... 'tis the season to be giving. Items being collected include: Baby diapers, ladies and children’s underwear, new holiday toys for boy and girls, socks for female adults and children and Dove body soap.

Over 40 stores (whoa!) are participating in the fashion and foodie fun. Aesop, Antidote, BASE, Beaker & Grey, Boho Hunter, Del Toro Shoes, Fireman Derek’s Bake Shop, Illesteva, Lovely Bridal Shop, MVM Miami, Panther Coffee, Shinola, Warby Parker and more are in the mix.

IF YOU GO:
What: Wynwood Fashion Night Out
When: 6-9 p.m. Thursday, Nov. 2
Where: Stores throughout Wynwood
Info: www.wynwoodmiami.com

AFTER A FASHION: After last year’s inaugural, Wynwood Fashion Night Out returns Nov. 2 from 6 to 9 p.m. More than 40 participating businesses throughout the edgy district will offer in-store promotions and celebrations. The grand finale will be at Mana Wynwood. “We’re thrilled to announce the return of Wynwood’s Fashion Night Out and invite the South Florida community to an evening filled with exceptional street art, retail and dining experiences,” said Albert Garcia, vice chair of the Wynwood Business Improvement District, in a release. “Wynwood’s business community is also coming together to collected donated items to support the women and families of Lotus House as part of this year’s annual event.” Details: www.wynwoodmiami.com.
Wynwood Fashion Night Out returns on Nov. 2 to benefit Lotus House

The Wynwood Business Improvement District (BID) has announced that the second annual Wynwood Fashion Night Out (FNO) will take place on Thursday, Nov. 2, from 6 to 9 p.m.

Wynwood FNO is a district-wide event filled with cutting-edge fashion, special events and deals at participating retailers and restaurants throughout the arts district. More than 40 participating businesses throughout Wynwood will be offering an array of in-store promotions and celebrations.

The event will close out with a grand finale Fashion Show at Mana Wynwood showcasing a wide array of fashion and accessories from Wynwood retailers. Additional activities include in-store promotions, entertainment, complimentary light bites and cocktails, product sampling, demonstrations, drawings and giveaways of limited edition Fashion Night Out tote bags featuring commemorative artwork by local Wynwood artist Moshe Franco.

“We’re thrilled to announce the return of Wynwood’s Fashion Night Out and invite the South Florida community to an evening filled with exceptional street art, retail and dining experiences,” said Albert Garcia, Wynwood BID vice chair. “Wynwood’s business community is also coming together to collect donated items to support the women and families of Lotus House as part of this year’s annual event.”

Wynwood FNO participating retailers will be collecting donated items for neighboring non-profit Lotus House, an organization that works to improve the lives of homeless women, youth and children. Shoppers who bring items to donate can look forward to additional discounts and offerings. Wynwood FNO will launch a month-long drive for Lotus House, helping to commence the season of giving.

**Items being collected include:**
- Baby diapers in sizes 2, 3, 4 and 5;
- Ladies and children’s underwear (various sizes);
- Holiday toys for boys and girls (new and unopened only);
- Socks for female adults and male/female children, and
• Dove body soap (only dove or generic equivalent).

“We’re proud to once again host this annual event that will allow visitors the opportunity to rediscover Wynwood’s unparalleled assortment of fashion designers and retailers,” said Manny Gonzalez, executive director, Wynwood Business Improvement District. “This year’s Fashion Night Out will be even more exciting than the last with special experiences, collaborations and incentives no matter style or budget.”

Volunteers from the Miami Fashion Institute at Miami Dade College will be participating in the fashion show and positioned throughout Wynwood to guide visitors throughout the evening. The Miami Parking Authority will be offering free PayByPhone on-street parking throughout Wynwood from 6 to 9 p.m. Goldman Properties will be offering free parking during the event at the parking lot located on NW Second Avenue between 27th and 28th streets. Park Jockey also will be offering free parking at its lot.

Wynwood’s second annual Fashion Night Out is hosted by the Wynwood BID and made possible through the generous support of the Miami Fashion Institute at Miami Dade College, Mana Wynwood, Swarm Productions, Miami Parking Authority, Goldman Properties and Park Jockey.

To learn more about Wynwood Fashion Night Out and get full details on participating businesses and special offers, visit www.wynwoodmiami.com.

The Best Free Events in Miami This Week

BY TAYLOR ESTAPE

Believe it or not, some people see the end of October and the beginning of November as a shift toward the holidays — you know, gift-giving season, when all of your cash is poured into sometimes obligatory, sometimes relished gifts for friends and loved ones. It’s not pleasant to think about right now, but if you want a distraction from the impending buying frenzy and a responsible segue into saving for gifts, try some of these free events. Whether you have the kind of refined taste better suited to Shakespeare at Trickster’s Treat at GableStage and fine art at the South Miami Art Festival, or you prefer to get down and dirty at Hallowyn and the Grateful Dead Invitational at B-Side, you’re bound to find something satisfying without squandering those hard-earned dollars.

Trickster’s Treat at GableStage. Shakespeare might not be the scariest playwright, his work nevertheless addresses the mystical, the grim, and the foolish. The Shakespeare Troupe of South Florida decided during the season of mischief to highlight the clowns, fools, and jesters of plays such as Much Ado About Nothing, Twelfth Night, and The Tempest. Whether you’re a seasoned theatergoer or new to Shakespeare’s iambic pentameter, this reading is sure to make you laugh before making you think, much like that proverbial spoonful of sugar. Get there early to snag your seats. 7:30 p.m. Monday, October 30, at GableStage at the Biltmore, 1200 Anastasia Ave, Coral Gables; 305-445-1119; gablestage.org. Admission is free.

Hallowyn. Wynwood is going all out this holiday. Hallowyn brings Halloween to the arts district and mashes it all up for a huge party packed with eclectic people in wild getups. It’s for those who want to celebrate on the October 31 holiday as opposed to just getting wasted over the weekend. This huge, free block party will include a costume contest and one free drink per person. It’s the perfect place to show off your sewing skills or buff arms in costume. 7 p.m. Tuesday, October 31, at 2250 NW Second Ave., Miami; hallowynrsvp.eventbrite.com. Admission is free.

Doggy Costume Contest at the Coral Gables Museum. On Halloween, the only thing more fun than dressing babies like pumpkins is dressing your pooh like a mummy. The Coral Gables Museum is hosting its annual Doggy Costume Contest October 31 so that you can show the world how fabulous your poodle looks dressed up as Marilyn Monroe, complete with a white dress and sunglasses. The pups will strut on the catwalk in the hopes of winning the honor of best costume. It’s not cruel; it’s cute. There
will be a cash bar for the humans and kibble for the canines. The party is sponsored in part by the Humane Society of Greater Miami and Downtown Coral Gables & Miracle Mile. 6 p.m. Tuesday, October 31, at Coral Gables Museum, 285 Aragon Ave., Coral Gables; coralgables museum.org. Admission is free with a $5 registration fee.

**Día de los Muertos at HistoryMiami.** Sometimes it's best to let those who've passed remain at rest. But sometimes it's better to show them, and the living, how fun life can be. HistoryMiami is taking a cue from the Mexican holiday Day of the Dead to offer ghosts and their living relatives a helluva good time right here in Miami. The Día de los Muertos Celebration will include sugar skulls you can paint; authentic Mexican chow and bev; a beautiful ofrenda, or altar, created by the Instituto Cultural de México; and a performance by Ameyal Mexican Cultural Organization explaining the festivities. Link up with those on the other side in a colorful and loving way. 6 p.m. Wednesday, November 1, at HistoryMiami, 101 W. Flagler St., Miami; historymiami.org. Admission is free.

**Wynwood Fashion Night Out.** Wynwood is practically a mecca in Miami. Short of grocery stores and affordable housing, the neighborhood has everything a thirsty millennial could need. Wynwood Fashion Night Out aims to promote the area's retailers, so it's offering free parking, in-store promotions, and a fashion show at Mana at 9 p.m. to get you pumped about spending even more of your money in the arts district. Of course, you might have a soul and decide to donate items at participating stores, which will benefit Lotus House. 6 p.m. Thursday, November 2, in the Wynwood Arts District, NW Second Avenue between NW 20th and 29th Streets, Miami; wynwoodmiami.com. Admission is free.

**New Perspectives on a Changing Art World at Art Africa Miami.** With Art Basel nearly upon us, there's no time like the present to consider the ever-changing contemporary art scene. Lyric Prince, an Afrofuturist artist with an master's in science, technology, and society, will trace the transformations of the art world and how it was influenced by the complex and often-overlooked artwork of the African diaspora. The lecture will launch this year's Art Africa Miami Art Fair, which runs from December 5 through 10. 7 p.m. Friday, November 3, at Art Africa Miami, 920 NW 2nd Ave, Miami; 954-338-8670; artafricamiamifair.com. Admission is free.

**South Miami Art Festival at Sunset Place.** South Miami is one of the most idyllic places to grow up. It's a family-centric town, both undeniably wholesome yet not out of touch with the world. Take, for example, the 46th-annual ChamberSouth South Miami Art Festival. It makes the downtown area friendlier to wander and explore while introducing budding creatives to art made by local talents. With DIY still the rage and Miami as an art center, your kids will be asking to go to art school soon enough. Why not start them off early and guide their aesthetic via fair foods and live jams? 10 a.m. Saturday, November 4, at Sunset Drive between South Dixie Highway and Red Road, South Miami; chambersouth.com. Admission is free.

This Week’s Top Food Events: Burgerlicious, Wiener Bash, Luckyrice and More

BY OLEE FOWLER

Welcome to Eater Miami’s events roundup, a weekly curated listing of the most unique and must-attend local dining and drinking festivals, classes, dinners, and more.

Updated every week, this is a one-stop-shop for all the happenings in the South Florida area that are worth the calories and expense.

Have an event for consideration? Send it our way at miami@eater.com.

Wednesday, November 1
House of Peroni
What: House of Peroni — a multi-day pop-up experience sponsored by Peroni Beer — is heading to Miami. Starting Wednesday and running through the weekend, it’ll showcase a variety of activations, talks, light bights, and, of course, plenty of beer.
Details: November 1-4, hours vary. Check full schedule here. Miami Design District, 140 NE 39th Street

Thursday, November 2
Burgerlicious
What: This year, more than 20 restaurants will be competing for the coveted title of “Best in Bun” and “People’s Choice” awards during Coral Gables annual Burgerlicious event, including newcomers like PizzaRev Coral Gables and Fricc Cream, as well as neighborhood staples like Pincho Factory, Pizco y Nazca and Christy’s.
Details: 6 to 10 p.m. $60-100 per person. Buy tickets here. Ponce Circle/Fred B. Hartnett Park, 2810 Ponce De Leon Blvd

Wynwood’s Fashion’s Night Out
What: Fashion and food collide in Wynwood during the second annual Fashion’s Night Out in Wynwood. More than 40 participating businesses throughout Wynwood will be offering an array of in-store promotions and celebrations. Expect one-night-only deals
like Salty Donut’s limited edition FNO donut, and Wynwood Kitchen & Bar, offering two glasses of Prosecco and a small plate for $15. 
**Details:** 6 to 9 p.m. All deals can be found [here](https://miami.eater.com/2017/1/9/14207312/top-food-event-activities-map-guide-2017). *Locations vary.*

**Friday, November 3**  
**LUCKYRICE Feast**  
**What:** LUCKYRICE, America’s largest Asian food feast, is celebrating another year in Miami, serving up Suntory Whisky cocktails will be accompanied by dishes from Asian restaurants like Hakkasan, Etaru and Katsura. 
**Details:** 7 to 10 p.m. $88-150. Purchase tickets [here](https://miami.eater.com/2017/1/9/14207312/top-food-event-activities-map-guide-2017). *Kimpton Surfcomber Hotel, 1717 Collins Avenue*  

**Saturday, November 4**  
**2nd Annual Wiener Bash**  
**What:** Hot dog lovers, take note: 18 South Florida restaurants and food trucks, like Arbetter’s, Pincho Factory, and all the way from Michigan, Dog ’n Suds, will showcase their takes on hot dogs while Great White and Vince Neil of Motley Crue sing their classic onstage.  
**Details:** 5 to 10 p.m. $60. Buy tickets [here](https://miami.eater.com/2017/1/9/14207312/top-food-event-activities-map-guide-2017). *Magic City Casino, 450 NW 37th Avenue*
Remember how much fun Fashion Night Out was back in the day? Well, you don't have to remember any more. You can relive it. Tonight, actually. Wynwood is reviving the night where fashion, art and culture collide at Wynwood Fashion Night Out. Stores like NomadTribe, whose sustainable dress I'm wearing above, will offer discounts on their wares. It's a great way for you to put money back into our community after the mess Irma left here. Then, the event will conclude with a fashion show at Mana Wynwood at 9 p.m. The event will also kick off a month-long donation drive at Lotus House, which helps homeless women and children. So if you need to make space for all the new you're bringing in from the deals at Fashion Night Out, be sure to drop off your donations at participating retailers. A complete list of items and participating stores can be found here.

Restaurants in the neighborhood will also be participating, so you can make a whole night out in Miami's most artsy 'hood. The party kicks off at 6 p.m. RSVP here. Admission is free. Parking is free. But the shopping, well, it's discounted, so plan for it to be a shop until you drop kind of night. Thankfully, Salty Donut is doing confections for necessary sugar rushes.

http://electricblogarella.com/its-wynwood-fashion-night-out/
Wynwood's Fashion Night Out Offers Food and Drink Deals and Special Salty Donut Menu

BY LAINE DOSS

Wynwood, Miami's most artistic neighborhood, is also fast becoming the city's fashion capital.

The area has a host of boutiques offering up everything from bespoke clothing to on-trend fashion. To celebrate, the Wynwood community is hosting Fashion Night Out (FNO) tonight, November 2.

From 6 to 9 p.m., dozens of retailers will offer deals and freebies while collecting much needed items for Lotus House, a local shelter that provides basic necessities to women and children such as food, shelter, and diapers.

Shoppers who bring needed items will receive additional discounts and freebies. Items collected include baby diapers, new socks and underwear for women and children, Dove body soap, and new and unopened holiday toys for boys and girls.

In addition to shopping, Wynwood Fashion Night Out will feature in-store promotions, celebrations, music, and a grand finale fashion show at Mana Wynwood.

In addition, the Salty Donut will be open from 6 to 9 p.m. this evening, offering a special menu that's still being worked on. Other participating bars and restaurants featuring deals, freebies and specials include:

**Beaker & Grey.** Offering an exclusive pairing of a quick bite and a cocktail for $20. Choose from any of the items on the special menu, including cheeseburger croquettes with Wagyu, aji amarillo, and bacon or chicken wings with brown sugar, sesame, and tamarind, paired with a Russian Standard Moscow mule. 2637 N. Miami Ave., Miami; 305-699-2637; beakerandgray.com.
**Box Coffee.** Offering complimentary coffee mocktails at Nomad Tribe. Guests can also cash in on a free gift at Box Coffee location with proof of purchase from Nomad Tribe. 175 NW 27th Ave., Miami; 305-677-2722; boxcoffeemia.com.

**Joey’s.** Offering 20% off for patrons with receipt from a participating Wynwood business. 2506 NW Second Ave. Miami; 305-438-0488; joeyswynwood.com.

**No. 3 Social.** Offering a specialty fashion-focused cocktail available at a reduced price when guests show proof of purchase from a participating shop. 50 NW 24 St., Miami; 305-748-4540; no3social.com.

**R House.** Offering a complimentary glass of bubbles and dessert with the purchase of an entree for anyone showing a receipt dated Nov 2nd from a Wynwood retail business. 2727 NW Second Ave., Miami; 305-576-0201; rhousewynwood.com.

**The Salty Donut.** During extended store hours from 6-9, the donut shop will be offering an exclusive menu with a limited edition FNO donut. 50 NW 23rd St., Miami; 305-925-8126; saltydonut.com.

**Shinola.** This shop, featuring watches and leather goods, will offer free cocktails courtesy of Gramp’s and coffee from Panther Coffee. 2399 NW 2nd Ave., Miami; 610-428-6525; shinola.com.

**Shots Miami.** Offering an exclusive Lotus shot. $1 of each Lotus shot purchased will be donated to the Lotus House. 311 NW 23rd St., Miami; 305-571-0439; shotsbar.com.

**Wynwood Kitchen & Bar.** Offering Latin Tasting & Toast, including a sampling plate and two glasses of prosecco for $15.00. 2550 NW Second Ave., Miami; 305-772-8959; wynwoodkitchenandbar.com.

For a full list of participating shops and restaurants, visit wynwoodmiami.com.

Instagram

wynwoodmiami
Nomad Tribe

wynwoodmiami Celebrate fashion that looks and does good! This 
FashionNightOut, November 2 from 6-8pm, @nomadtri.be will be offering 20% off and gift cards to the first 10 purchases. 
@nomadtri.be

wynwoodmiami

876 likes

Add a comment ...

wynwoodmiami
MIMO Market

wynwoodmiami @MIMOmarket - where community, inspiration and creativity come together. Cash in on in-store discounts this FashionNightOut Nov. 2. 
@mart1305

mimomarket ø ø ø ø ø locallove
wynwoodmiami

983 likes

Add a comment ...
We're so excited for Wynwood's second FashionNightOut! Thursday, November 2 from 6-9pm shop, dine & enjoy exclusive deals for one night only. Learn more at wynwoodmiami.com.

#wymiamiartdistrict #wynwoodwalls #wymiamiartdistrict #art #southflorida #wymiami #miamiairt #miamiairt #miamiairt #miamiairt #miamiairt #miamiairt

nofilterweekly @mcush4 girl
bypluto
patriziabazzidesign Great 😊

331 likes
1 comment

Add a comment...
Don't forget to bring your donations for @lotushouse1 to participating businesses.

#FASHIONNIGHTOUT

Are you ready for #FashionNightOut?

48%

52%

YASS!

Less than one hour left of #FashionNightOut deals!

@nomadwif

#FASHIONNIGHTOUT
Wynwood Miami @WynwoodMiami · Oct 6
We're so excited for #FashionNightOut! Thursday, Nov 2 from 6-9pm shop & dine exclusive deals for one night only.

Wynwood Fashion Night Out Returns! | Wynwood B...
Get your closet ready for new wardrobe! The Wynwood Business Improvement District is hosting the second annual Wynwood Fashion Night Out to showcase the n...
wynwoodmiami.com

Wynwood Miami @WynwoodMiami · Oct 30
Shop till you drop! #FashionNightOut guests can park FREE on Thursday, Nov 2 from 6-9pm thanks to our partners. wynwoodmiami.com/wynwood-fashion...
Wynwood Miami @WynwoodMiami · Oct 16
Home to the highest concentration of #StreetArt, Wynwood is a must-see in America's Most Instagrammable City.
telegraph.co.uk/travel/destina ...
Wynwood Business Improvement District - Miami, Florida

Published by Fernanda Pappage: Oct 5 at 10:13am

Lotus House works to improve the lives of homeless women, youth and children. This year’s Fashion Night Out will start a month-long donation drive. Receive an exclusive offer when you drop off your donation at any participating businesses.

https://wynwoodmiami.com/wynwood-fashion-night-out/

Wynwood Business Improvement District - Miami, Florida

Wynwood Business Improvement District - Miami, Florida

845 people reached

Wynwood Business Improvement District - Miami, Florida shared their event

Published by Fernanda Pappage: Oct 6 at 1:55pm

We are so excited for Wynwood Fashion Night Out! Thursday, November 2 from 5-9pm shop, dine and enjoy exclusive deals for one night only.

Wynwood Fashion Night Out

Thursday, November 2, 2017
5:00pm - 9:00pm

2,341 people reached

Like
Comment

Fernanda Ebroz, Derick Corday and 31 others

Chronological
Finance Committee Update:

BUSINESS IMPROVEMENT DISTRICT

WYNWOOD
Please, provide support electronically if possible.

**General Planning**
1. Trial Balance *already provided*
2. G/L detail report as of 9/30/17
3. Cash receipts log or Cash Receipts Report *5/1/17-9/30/17*
4. Listing of employees with start dates/termination dates
5. Copies of any agreements eg. Lease, rent, auto, interlocal if amended from prior year
6. Explanations for preliminary, and detailed analytical variances, (will be provided to you later)
7. Check Register for operating account *5/1/17-9/30/17*
   8a. Approved budget 2017 and 2018
   8b. Final budget FY 2017
9. List of Board members at 9/30/17
10. Board Minutes from 10/01/16 thru today
11. Policies and procedures manual for HR, Accounting, etc.

**Cash & Investments**
1. Bank reconciliations and bank statements for 9/30/17, for all bank accounts
2. Outstanding checks listing and bank statement for Oct 2017 & Nov 2017

**Accounts Receivable**
1. BID Assessments A/R Report

**Payables, Accrued Liabilities & Disbursements**
1. Detail listing of accounts payable (A/P Aging Report), accrued payroll, accrued liabilities and retainage payable, if any, existing at 9/30/17.
2. Check register for all checks written on and after 10/1/17 to 11/30/17
   (a) Be sure to include all manual check registers, if any.

**Payroll**
1. Quarterly Forms 941 and UCT6 for FY 2017
2. Payroll register for the last pay-period in Sept 2017
TABLE OF CONTENTS

BASIC FINANCIAL STATEMENTS (UNAUDITED)

Governmental fund balance sheet/statement of net assets ........................................... 1
Statement of governmental fund revenues, expenditures, and changes in fund balance/statement of activities ......................................................... 2
Notes to financial statements .................................................................................. 3-8

REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

Supplementary information .................................................................................. 9
Budgetary comparison schedule ......................................................................... 10
Note to required supplementary information .................................................. 11

SUPPLEMENTAL SCHEDULE (UNAUDITED)

Schedule of revenue, expenditures, and changes in fund balance — detail breakdown .......................................................... 12
WYNWOOD BUSINESS IMPROVEMENT DISTRICT  
(A Component Unit of the City of Miami, Florida)  
GOVERNMENTAL FUND BALANCE SHEET/STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2017

<table>
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<th>Special Revenue Fund</th>
<th>Adjustment</th>
<th>Statement of Net Assets</th>
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<td>Cash and cash equivalents (Note 3)</td>
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<td>1,017,320</td>
<td>1,160,114</td>
</tr>
<tr>
<td>Total Fund Balance/Net Position</td>
<td>$ 151,194</td>
<td>$ 1,017,320</td>
<td>$ 1,168,514</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
WYNWOOD BUSINESS IMPROVEMENT DISTRICT  
(A Component Unit of the City of Miami, Florida)  
STATEMENT OF GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE/STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2017  

<table>
<thead>
<tr>
<th>Special Revenue Fund</th>
<th>Adjustment</th>
<th>Statement of Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Expenditures/Expenses:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>$ 907,599</td>
<td>$ -</td>
</tr>
<tr>
<td>Special events</td>
<td>72,404</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total expenditures/expenses</strong></td>
<td>980,003</td>
<td>-</td>
</tr>
<tr>
<td><strong>General Revenues:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessments</td>
<td>710,271</td>
<td>85,033</td>
</tr>
<tr>
<td>Parking waiver fees</td>
<td>84,000</td>
<td>-</td>
</tr>
<tr>
<td>Other revenue</td>
<td>249,500</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total general revenues</strong></td>
<td>1,043,771</td>
<td>85,033</td>
</tr>
<tr>
<td>Excess (deficiency) of revenues over (under) expenditures/change in net position</td>
<td>63,768</td>
<td>85,033</td>
</tr>
<tr>
<td>Fund balance/net position - beginning of the year</td>
<td>87,426</td>
<td>932,287</td>
</tr>
<tr>
<td>Fund balance/net position - end of the year</td>
<td>$ 151,194</td>
<td>$ 1,017,320</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.

INTERNAL FINANCIAL STATEMENTS - UNAUDITED

-2-
Note 1 – Organization and Reporting Entity

In April 2013, pursuant to Resolution File No. 13-00284, the City of Miami, Florida (the "City") approved the establishment of the Wynwood Business Improvement District ("BID"), authorizing the levy and collection of a special assessment for a period of 10 years subject to the approval of a majority of the affected owners. On June 4, 2013, the City tabulated the results of a special election for the creation of the Wynwood Business Improvement District, where the BID was deemed to be approved by a majority of the affected property owners. During September, 2013 under City ordinance No. 13404, the City approved the establishment of the Wynwood Business Improvement District Board ("BID Board") to improve and strengthen the area known as Wynwood Arts District and, as more particularly described in Resolution No. 13-0228 adopted on June 13, 2013, through promotion, management, marketing and other similar services, including but not limited to coordination, funding, implementation and maintenance of infrastructure improvements, and other projects.

The BID Board is a seven voting member board that exercises policy control over the operations of the BID. The BID Board is required to prepare an annual budget that must be presented and approved by the City of Miami commission. The BID is an instrumentality of the City. The BID meets the criteria for inclusion in the City's reporting entity as a component unit.

Note 2 - Summary of Significant Accounting Policies

This summary of the BID’s significant accounting policies is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should be read in conjunction with the basic financial statements.

The accounting policies of the BID conform to accounting principles generally accepted in the United States of America applicable to governmental units. This report, the accounting systems and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB), which is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The following is a summary of the more significant policies:

Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the financial activities of the BID, Governmental activities, which rely to a significant extent on fees, assessments, and City support. The BID does not have any business-type activities. The special revenue fund, a governmental fund type, is the BID’s only fund and thus the BID’s only major fund.
Note 2 - Summary of Significant Accounting Policies (cont’d)

Government-wide Financial Statements (cont’d)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grant and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the BID considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Cash and cash equivalents

The BID considers all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

Investment valuation and income recognition

The BID’s investments are reported at fair value using quoted market price or best available estimate thereof. Fair value is defined by GASB Statement No. 31, Certain Investments and External Investment Pools, as the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Net appreciation includes gains and losses on investments bought and sold as well as held during the year.
Note 2 - Summary of Significant Accounting Policies (cont’d)

Accounts receivable

Receivables are reported at original amount, net of an allowance for doubtful receivables. Management determines that allowance by specifically identifying uncollectible accounts and a general allowance is calculated based on the BID’s historic bad-debt experience. Balances that are outstanding after management has used reasonable collection efforts are written-off as bad debt or by a charge to the valuation allowance.

Deferred Inflows of Resources

The statement of financial position reports a separate section of deferred inflows of resources which represents an acquisition of net position that applies to a future period and is not recognized as an inflow of resources or revenue until that time. The BID has one type of resource, which occurs under a modified accrual basis of accounting in this category, unavailable revenue, reported in the governmental fund balance sheet. The Special Revenue Fund reports unavailable revenue from assessments. These amounts are deferred and recognized as an inflow of revenue in the period that the amounts become available.

Fund Equity/Net Position

Fund Equity

GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental fund types. Fund balances for governmental funds are reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent, as follows:

- Non-spendable fund balance – amounts that cannot be spent because they are either (a) not in spendable form or (b) contractually required to be maintained intact.

- Restricted fund balance – amounts that are restricted to specific purposes when constraints placed on the use of resources are either by (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments’ or (b) imposed by law through constitutional provisions or enabling legislations.

- Committed fund balance – amounts that can only be used for specific purposes pursuant to constraints imposed by formal resolutions or ordinances of the BID Board – the government’s highest level of decision making authority. These amounts cannot be used for any other purpose unless the BID Board removes the specific use by taking the same action that imposed the commitment.
Note 2 - Summary of Significant Accounting Policies (cont’d)

Fund Equity/Net Position (cont’d)

Fund Equity (cont’d)

- Assigned fund balance – amounts that are constrained by the government’s intent to be used for specific purposes, but are neither restricted nor committed.
- Unassigned fund balance – amounts that have not been assigned to other funds and that have not been restricted, committed, or assigned to specific purpose within the general fund.

When both restricted and unrestricted amounts are available for use, it is the BID’s practice to use restricted resources first. Additionally, the BID would first use committed, then assigned, and lastly, unassigned amounts of unrestricted fund balance.

Net position

The government-wide financial statements utilize a net position presentation. Net position can be categorized as net investment in capital assets, restricted, or unrestricted. The first category consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Restricted net position results when constraints placed on the use of the net position are either externally imposed by creditors, grantors, contributors, and the like, or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of the remaining net position that does not meet the previously listed criteria.

At September 30, 2017, the net position restricted for the Parking Waiver Trust Fund in the amount of $8,400 is restricted by Section 35-229 of Ordinance 13556, which indicates that at least 10% of the parking waiver funds to be maintained in reserves.

Revenue Recognition

Revenues are recognized when they are both measurable and available. For the purpose of revenue recognition, "available" means that revenues are collectible within 60 days of year end. Revenues that are not considered "available" have been reported as deferred revenue on the balance sheet. Assessments and interest income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues in the current fiscal period.

Assessments - The BID is authorized through City ordinance and BID resolution to collect assessments from property owners for the purpose of the promotion, management, marketing and other similar services, including but not limited to coordination, funding, implementation and maintenance of infrastructure improvements, and other projects.

INTERNAL FINANCIAL STATEMENTS - UNAUDITED

-6-
Note 2 - Summary of Significant Accounting Policies (cont'd)

Use of estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

Note 3 - Cash and Cash Equivalents

The BID's cash and cash equivalents and investments consisted of demand deposits totaling $209,544 at September 30, 2017.

Custodial credit risk

All deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under the Florida Statutes Chapter 280, "Florida Security for Public Deposits Act," the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral equal to 50% to 125% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally United States governmental and agency securities, state or municipality government debt, or corporate bonds) to public deposits is dependent upon the depositor's financial history and its compliance with Chapter 280, Florida Statutes. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Note 4 - Accounts Receivable

Receivables at September 30, 2017 consist of the following:

<table>
<thead>
<tr>
<th>Fiscal year September 30,</th>
<th>BID Assessments</th>
<th>Governmental Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>$ 13,329</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>24,809</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>38,557</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>129,350</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>811,275</td>
<td></td>
</tr>
<tr>
<td>Accounts receivable, net</td>
<td></td>
<td>$ 1,017,320</td>
</tr>
</tbody>
</table>

INTERNAL FINANCIAL STATEMENTS - UNAUDITED
Note 5 - Accounts Payable and Accrued Liabilities

Governmental Activities

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional and management fees</td>
<td>$9,000</td>
</tr>
<tr>
<td>Marketing and advertising</td>
<td>$23,000</td>
</tr>
<tr>
<td>Streetscape</td>
<td>$20,000</td>
</tr>
<tr>
<td>Security</td>
<td>$6,350</td>
</tr>
<tr>
<td>Accounts payable and accrued liabilities</td>
<td><strong>$58,350</strong></td>
</tr>
</tbody>
</table>

Note 6 - Lease Commitment

The BID leases its office space under an operating lease agreement which expires on December 31, 2017. Total lease expenditures under the operating lease for the fiscal year ended September 30, 2017 totaled $23,431, which is included in general government expenditures. Future minimum lease payments for the year ending September 30, 2018 are $5,901.

Note 7 - New Pronouncements Issued

The following pronouncements have recently been issued by the GASB, but do not or will not have a material impact on the financial statements of the BID upon implementation:


- GASB Statement No. 80, *Blending Requirements for Certain Component Units—an amendment of GASB Statement No. 14*, which is effective for the fiscal year ending September 30, 2018.

- GASB Statement No. 81, *Irrevocable Split-Interest Agreements*, which is effective for the fiscal year ending September 30, 2018.

- GASB Statement No. 83, *Certain Asset Retirement Obligations*, which is effective for the fiscal year ending September 30, 2019.

- GASB Statement No. 84, *Fiduciary Activities*, which is effective for the fiscal year ending September 30, 2020.

- GASB Statement No. 87, *Leases*, which is effective for the fiscal year ending September 30, 2021
Supplementary Information
WYNWOOD BUSINESS IMPROVEMENT DISTRICT  
(A Component Unit of the City of Miami, Florida)  
BUDGETARY COMPARISON SCHEDULE  
(REQUIRED SUPPLEMENTARY INFORMATION)  
FOR THE YEAR ENDED SEPTEMBER 30, 2017

<table>
<thead>
<tr>
<th></th>
<th>Original and Final Budgeted Amounts</th>
<th>Actual Amounts</th>
<th>Variance Positive (Negative)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessments</td>
<td>$775,658</td>
<td>$710,271</td>
<td>$(65,387)</td>
</tr>
<tr>
<td>Parking surcharge</td>
<td>-</td>
<td>84,000</td>
<td>84,000</td>
</tr>
<tr>
<td>Other revenue</td>
<td>297,500</td>
<td>249,500</td>
<td>(48,000)</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>1,073,158</td>
<td>1,043,771</td>
<td>(29,387)</td>
</tr>
<tr>
<td><strong>Expenditures:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salaries and contracted administrative services</td>
<td>150,000</td>
<td>202,381</td>
<td>52,381</td>
</tr>
<tr>
<td>Insurance</td>
<td>9,182</td>
<td>12,105</td>
<td>2,923</td>
</tr>
<tr>
<td>Office rent, insurance, supplies, cleaning, and utilities</td>
<td>27,888</td>
<td>38,626</td>
<td>10,738</td>
</tr>
<tr>
<td>Professional and management fees</td>
<td>115,000</td>
<td>25,656</td>
<td>$(89,344)</td>
</tr>
<tr>
<td>Sanitation</td>
<td>115,170</td>
<td>105,248</td>
<td>(9,922)</td>
</tr>
<tr>
<td>Security</td>
<td>498,330</td>
<td>387,737</td>
<td>(110,593)</td>
</tr>
<tr>
<td>Streetscape</td>
<td>22,588</td>
<td>21,500</td>
<td>(1,088)</td>
</tr>
<tr>
<td>Marketing and advertising</td>
<td>135,000</td>
<td>186,750</td>
<td>51,750</td>
</tr>
<tr>
<td><strong>Total expenditures</strong></td>
<td>1,073,158</td>
<td>980,003</td>
<td>(93,155)</td>
</tr>
<tr>
<td>Excess (deficiency) of revenues over (under) expenditures</td>
<td>-</td>
<td>63,768</td>
<td>63,768</td>
</tr>
<tr>
<td>Appropriated fund balance</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Excess of revenues over expenditures</td>
<td>-</td>
<td>63,768</td>
<td>$63,768</td>
</tr>
<tr>
<td>Fund balance – beginning of the year</td>
<td></td>
<td>87,426</td>
<td></td>
</tr>
<tr>
<td>Fund Balance – end of the year</td>
<td></td>
<td>$151,194</td>
<td></td>
</tr>
</tbody>
</table>

The note to the required supplementary information is an integral part of this schedule.

INTERNAL FINANCIAL STATEMENTS - UNAUDITED

-10-
Note 1 - Budgetary Policy

The BID is required to prepare and submit an annual operating budget for the Special Revenue Fund to the City Commission for its approval before the end of the preceding fiscal year. The BID's management prepares the budget on a basis consistent with the U.S. generally accepted accounting principles. The legal level of budgetary control is maintained at the fund level.
<table>
<thead>
<tr>
<th><strong>Special Revenue Fund</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenues:</td>
<td></td>
</tr>
<tr>
<td>Assessments</td>
<td>$710,271</td>
</tr>
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</tr>
<tr>
<td>Expenditures:</td>
<td></td>
</tr>
<tr>
<td>Salaries and contracted administrative services</td>
<td>202,381</td>
</tr>
<tr>
<td>Insurance</td>
<td>12,105</td>
</tr>
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<td>Office rent, insurance, supplies, cleaning, and utilities</td>
<td>38,626</td>
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</tr>
<tr>
<td>Marketing and advertising</td>
<td>186,750</td>
</tr>
<tr>
<td><strong>Total expenditures</strong></td>
<td><strong>980,003</strong></td>
</tr>
<tr>
<td>Excess of revenues over expenditures</td>
<td>63,768</td>
</tr>
<tr>
<td>Fund balance - beginning of the year</td>
<td>87,426</td>
</tr>
<tr>
<td>Fund balance - end of the year</td>
<td>$151,194</td>
</tr>
</tbody>
</table>

INTERNAL SUPPLEMENTAL SCHEDULE - UNAUDITED

-12-
Security/Clean Team Update:

BUSINESS
IMPROVEMENT
DISTRICT

WYNWOOD
Planning & Zoning:

BUSINESS IMPROVEMENT DISTRICT

WYNWOOD
Please include in the Board package for November 6.

Thank you,

David Polinsky, Ph.D.
Managing Partner
ph: 786-527-0094
em: david@fortisdesignbuild.com

FORTIS
DESIGN + BUILD
250 NW 24th Street, Suite 4B
Miami, FL 33127

WHEREAS, the City of Miami ("City") established a trust fund entitled the "Public Benefits Trust Fund", into which funds are collected from payments through the Public Benefits Program under the City's Zoning Ordinance, Miami 21; and

WHEREAS, the Wynwood District is experiencing unique conditions, including a lack of parks, open space and civic space and a lack of public land that is available to be developed or dedicated by the City for such purposes; and

WHEREAS, currently there is very little development in Wynwood and the development that is occurring under the existing zoning regulations has generated no revenue from the Public Benefits Program; and

WHEREAS, the City seeks to encourage reinvestment in infrastructure and seeks other creative solutions to create parks, open space, civic space, civil support uses and a resilient public utilities network to allow for and facilitate new residential and commercial uses in Wynwood; and

WHEREAS, there is a large number of utility poles in Wynwood which make the neighborhood more vulnerable during natural disasters such as hurricanes; and

WHEREAS, certain utility improvements which result in the removal of utility poles within the NRD-1 boundaries may be achieved using funds from the NRD-1 Public Benefits Trust Fund; and

WHEREAS, the City Commission authorizes an amendment to sections of Chapter 62 in the Code of the City of Miami, Florida, as amended ("City Code"), amending the NRD-1 Public Benefits Trust Fund, as set forth and more particularly described below;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are adopted and incorporated as if fully set forth in this section.

Section 2. Chapter 62/Article XIV of the City Code, is amended in the following particulars: [1]

"CHAPTER 62
PLANNING AND ZONING"
ARTICLE XIV. PUBLIC BENEFITS TRUST FUND

Sec. 62-644. NRD-1 Public benefits trust fund; intent.

It is intended that the "NRD-1 Public Benefits Trust Fund" be established in order to collect cash contributions made according to the NRD-1 as established in the Miami 21 Code, as amended, the zoning ordinance of the city, to support reinvestment and supplement affordable/affordable housing, public parks and open space, civic space or civil support space shortfalls, and utility improvements along the right of way, such as removal and burial of utility facilities, in excess of the boundaries of the NRD-1, in the City of Miami, including but not limited to electricity, water, cable or other communication lines, which result in the complete elimination of a utility pole, whether located along the right of way or private property within the NRD-1 boundaries.

Sec. 62-645. Established.

(a) There is hereby established a trust fund to be entitled the "Wynwood Public Benefits Trust Fund," into which funds shall be deposited pursuant to this Article.

(b) Upon receipt of funds for any project within the boundaries of the Wynwood NRD-1, the City Department of Finance shall deposit such funds into the Wynwood Public Benefits Trust Fund.

(c) The Wynwood Business Improvement District ("BID") shall annually allocate funds collected for purposes consistent with Section 62-644, and the following:

1. Affordable/affordable housing expenditures pursuant to those guidelines adopted by the City Commission;
2. Acquisition of fee simple, lease, or other interest in land, and other real property for parks, open space, civic space or civil support space;
3. Construct, maintain, operate, manage, or provide funds for improvements for parks, open space, civic space or civil support space that is open to the general public and
4. Removal and burial of utility facilities, including but not limited to electricity, water, cable or other communication lines, which result in the complete elimination of a utility pole located alongside the right of way; and
5. Perform such other related activities as may be appropriate to carry out the intent of this section.

(d) The Wynwood Public Benefits Trust Fund shall be established for a period of time commensurate with the Wynwood Business Improvement District as set forth in Section 2-1318, and thereafter shall be reviewed by the City Commission every five (5) years to determine whether the purposes of the Wynwood Public Benefits Trust Fund have been satisfied, and upon such finding, the Wynwood Public Benefits Trust Fund shall be terminated and any funds to be collected and allocated pursuant to this article, and according to the Miami 21 Code, shall revert to the Public Benefits Trust Fund.

Section 3. If any section, part of a section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 4. It is the intention of the City Commission that the provisions of this Ordinance shall become and may be made a part of the Code of Ordinances of the City of Miami, Florida, which provisions may be renumbered or restated and that the word "ordinance" may be changed to "section", "article", or other appropriate word to accomplish such intention.

Section 5. This Ordinance shall become effective thirty (30) days after final reading and adoption.
thereof. (2)

Footnotes:

(1) Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.

(2) This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.
AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY AMENDING APPENDIX J: NEIGHBORHOOD REVITALIZATION DISTRICTS, MORE PARTICULARLY BY AMENDING SECTION 3.3 ENTITLED "WYNWOOD PUBLIC BENEFITS PROGRAM"; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 22, 2009, Ordinance No. 13114 was adopted as the Zoning Ordinance of the City of Miami, Florida ("Miami 21 Code"); and

WHEREAS, on September 24, 2015, ordinance No. 13561, amended the Miami 21 Code, to include Appendix J: Neighborhood Revitalization District ("NRD-1"); and

WHEREAS, neighborhood Revitalization Districts ("NRDs") are needed to assist in revitalizing unique and distinctive areas of the City of Miami ("City") that exhibit a certain defined character worthy of enhancement; and

WHEREAS, it has been determined that modifying regulations related to the NRD-1 Public Benefits Program to include certain utility improvements which result in the removal of utility poles within the NRD-1 boundaries will make Wynwood a more resilient area; and

WHEREAS, there is a large number of utility poles in Wynwood which make the neighborhood more vulnerable during natural disasters such as hurricanes; and

WHEREAS, the Miami Planning, Zoning, and Appeals Board, at its meeting of __________, Item No. PZAB.____, following an advertised hearing, adopted Resolution No. PZAB-R-______ by a vote of ______________, recommending APPROVAL of this proposed ordinance; and

WHEREAS, the City Commission, after careful consideration of this matter, deems it advisable and in the best interest of the general welfare of the City and its citizens to amend the Miami 21 Code as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. Ordinance No. 13114, the Zoning Ordinance of the City of Miami, Florida, is hereby amended by making modifications to Appendix J: NRD-1 in the following particulars:1

1 Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.
3.3 WYNWOOD PUBLIC BENEFITS PROGRAM

a. The proposed bonus Height shall be permitted in exchange for contributions to the NRD-1 for the following public benefits: Affordable/Workforce Housing, Public Parks and Open Space, Civic Space or Civil Support space, and Cross-Block Connectivity, and Resiliency Improvements. The City shall establish a Wynwood Public Benefits Trust Fund for the collection of cash contributions for Affordable/Workforce Housing, and Public Parks and Open Space, and Resiliency Improvements. The Wynwood BID shall annually decide the allocation of funds from the funds collected under this section. Expenditures of these funds shall be in accordance with the Wynwood Public Benefits Trust Fund as defined in Chapter 62 of the City Code.

Definitions

5. Resiliency Improvements shall mean: removal and/or burial of utility facilities, including but not limited to electricity, phone, cable or other communication lines, which result in the complete elimination of a utility pole, whether located along the right of way or private property, within the NRD-1 boundaries.

b. For the purposes of the Wynwood Public Benefits Program, the following criteria shall apply:

5. Resiliency Improvements. Resiliency Improvements provided by a Development project within the NRD-1 boundaries shall be valued and for said value, the Development project shall be allowed additional Floor Area up to the bonus Height described in Section 3.3(c). The hard and soft costs associated with Resiliency Improvements shall, for all applicable purposes, be treated as a cash contribution to the Wynwood Public Benefits Trust Fund pursuant to Section 3.3(b)(6).

Section 3. If any section, part of a section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 4. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Zoning Ordinance of the City of Miami, Florida, as
amended, which provisions may be renumbered or relettered and that the word "ordinance" may be changed to "section", "article", or other appropriate word to accomplish such intention.

Section 5. This Ordinance shall become effective thirty (30) days after final reading and adoption thereof.²

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

______________________________________
VICTORIA MÉNDEZ
CITY ATTORNEY

APPROVED AS TO FORM AND CORRECTNESS:

Footnotes:

{1} Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.

{2} This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.
New Business:
Via Joseph Furst

WYNWOOD
D.C. Gives Uber and Lyft a Better Spot in Nightlife

Benjamin Schneider Oct 16, 2017

In a popular bar area, the District wants to see what happens when it removes parking spaces to make room for ride-hailing services.

If you’re looking to experience some of the worst of Washington, D.C.’s notorious traffic, stumble over to Connecticut Avenue, just south of Dupont Circle, at around 2 a.m. on a weekend.

As the clubs let out, Ubers, Lyfts, and taxis double and triple park along both sides of the thoroughfare, gridlocking traffic and causing disoriented patrons to wander into the middle of the street to meet their ride.

But now the District Department of Transportation (DDOT) and the neighborhood’s business improvement district are searching for a better way. In a new year-long pilot program, they’re taking 60 parking spaces out of commission on Connecticut Avenue between Thursday night and Sunday morning, reserving them instead for pickup and dropoff zones.

While it may not sound like much, this trial has the potential to be a serious trendsetter. It’s a product of the continued growth of ride-hailing services, as well as more concerted efforts to support and regulate urban nightlife—two quintessentially contemporary forces in urbanism.
The Connecticut Avenue corridor has the highest density of nightlife establishments in the District, including 100 licensed alcohol vendors with a combined capacity of around 17,000 patrons. Extra police are stationed there to maintain order on weekends, and some nearby intersections have traffic cops. Yet even with these measures, traffic and pedestrian safety remain a huge challenge.

"It's kind of like a rush hour on steroids," says Leona Agouridis, executive director of the Golden Triangle BID, which partnered with DDOT for the trial. "But at least with rush hour... the transportation services and the transportation network are commensurate with those needs at the time." During "drunk rush hour," as it might more accurately be called, a huge percentage of patrons travel by ride share, since transit runs at such low frequency, and driving is, well, not the best choice.

As DDOT began planning the pilot program, Uber and Lyft corroborated the widespread perception among club owners that ride-hailing services are the preferred mode of post-nightlife transportation. Both companies shared anonymized rider data with DDOT to help refine the location of the pilot, and sent letters of support in favor of the project.

The ride-hailing companies were happy to participate in what is essentially a street redesign optimized for their services. "Based on what we were seeing, in terms of number of rides occurring, the amount of congestion, feedback we were getting from drivers, and even local police, it was a no-brainer for us," says Steve Taylor, Lyft's general manager for the Mid-Atlantic region. "We were able to share that this was a problem area, one of the worst areas of the city for this kind of congestion."

Surprisingly, neither DDOT nor the Golden Triangle BID reported receiving any negative feedback on the project during the planning stages, which is unusual when parking spaces are on the chopping block. Stakeholders in this dense urban neighborhood seemed to understand all of the inefficiencies associated with parked cars on such a busy street.

"60 people [would] get to park there for free, because it's not metered at that time, but what about the greater public good?" Agouridis says.

However, as this past weekend demonstrated, the project will take time to make an impact. A representative for the Golden Triangle BID says a number of cars remained parked in the car-free areas overnight, and were ticketed. It will take a few weekends for restaurant goers, residents, workers, and the police to get used to the new configuration, Agouridis says.

Projects like this could get a lot easier to implement and enforce if the Washington, D.C. City Council approves a recently proposed bill to create a new "Office of Nightlife," which would serve as a liaison between nightlife establishments and city government. Washington would be the third major U.S. city to appoint a so-called Night Mayor, following New York City and Pittsburgh. City governments increasingly view nightlife as a major cultural and economic asset, albeit one that must be carefully managed. In Washington, in particular, nightlife is a red hot sector of the economy. Since 2008, the number of liquor licenses for bars, restaurants and clubs in the city has grown by 50 percent.
With all of this growth in nightlife, other parts of Washington are experiencing their own weekend traffic nightmares. Even before the pilot began, Pat Powell, director of operations and preparedness at the Golden Triangle BID, fielded inquiries from interested stakeholders in the adjacent Adams Morgan neighborhood. Steve Taylor of Lyft has been in contact with the BID in nearby Crystal City, Virginia, about working on street redesigns there. He also mentioned that he is in early conversations with groups from other neighborhoods.

**Recommended**

**Uber Hasn't Had Any Impact on Drunk-Driving Deaths**
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PAUL B. SULLIVAN  
SEP 24, 2017

**Why Lisbon Is Changing Its Nightlife Regulations**
PAUL B. SULLIVAN  
APR 29, 2016

There are indications that Lyft wants to become more involved in this field. In September, the company released a report envisioning a redesigned Wilshire Boulevard in Los Angeles, complete with special lanes for autonomous buses, wider sidewalks, and protected bike lanes.

However, just like Uber- and Lyft-choked Connecticut Avenue, the key piece of infrastructure for a street full of self-driving cars will be the curb. “With autonomous vehicles, they're not going to be parking, but they are going to have a higher demand for pickup and drop-off locations,” Powell says.

Connecticut Avenue and places like it could very well become laboratories for cities to test new street designs for an age when parking is irrelevant. Cities just might be able to learn something from their drunken hordes.

**About the Author**

**Benjamin Schneider**

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