



Wynwood Business Improvement District
Board of Director's Meeting Agenda:
Wednesday, May 19, 2017 at 11:30 a.m.
310 NW 26 St. #1 Miami, FL 33127

1. Roll Call of Directors
2. Approval of April 19, 2017 meeting minutes
3. NMA County Update: Albert Garcia, Wynwood BID
4. Graffiti Abatement Pilot Program: David Lombardi, Wynwood BID
5. Improving Code Enforcement: Board Discussion
6. Preliminary Budget Planning: Board discussion
7. Security Update: Commander Guerra, City of Miami Police Department
8. Finance Update: Jonathan Yormak, Wynwood BID Finance Chair
9. Marketing Committee Update: Albert Garcia, Kivvit
10. Planning & Zoning Committee Update: David Polinsky
 - Mana SAP: David Polinsky, Wynwood BID
 - Alcohol Update: Adrian Carrillo, City of Miami Zoning Dept.
 - 3rd Avenue Wynerf RFQ: David Polinsky, Wynwood BID
 - Off-Site Parking Discussion: David Polinsky, Wynwood BID

Recommended Resolution(s):

1. Reference Resolution on page 2 & 3

A RESOLUTION OF THE WYNWOOD BUSINESS IMPROVEMENT DISTRICT BOARD, A MUNICIPAL BOARD OF THE CITY OF MIAMI, WITH ATTACHMENT(S), REQUESTING THAT THE CITY OF MIAMI ("CITY") ADMINISTRATION AMEND THE PROPOSED DEVELOPMENT AGREEMENT BETWEEN MANA WYNWOOD AND THE CITY TO INCLUDE THE REMOVAL OF ALL POLES ALONG NW 25TH STREET AS PART OF THE FLORIDA POWER & LIGHT ("FPL") POWER LINE WORK, AND TO INDEX THE PUBLIC BENEFITS CONTRIBUTION, AS OF THE AGREEMENT EFFECTIVE DATE, TO THE CONSUMER PRICE INDEX ("CPI"); IN THE ALTERNATIVE, REQUESTING THAT THE CITY COMMISSION RECONSIDER THE APPROVAL OF BOTH THE MANA WYNWOOD SPECIAL AREA PLAN AND DEVELOPMENT AGREEMENT TO INCLUDE THE REMOVAL OF ALL POLES ALONG NW 25TH STREET AS PART OF THE FPL POWER LINE WORK, AND TO INDEX THE PUBLIC BENEFITS CONTRIBUTION, AS OF THE AGREEMENT EFFECTIVE DATE, TO THE CPI.

WHEREAS, on September 8, 2016, the Miami City Commission ("City Commission") enacted Ordinances Nos. 13631 and 13632, approving the Mana Wynwood Special Area Plan and Development Agreement ("Agreement") between Mana Wynwood and the City of Miami ("City") respectively; and

WHEREAS, approval of the Agreement was conditioned upon its amendment to require that the Developer, as defined in the Agreement, bury certain Florida Power & Light ("FPL") lines ("FPL Power Line Work"), or, if the FPL Power Line Work is not substantially completed within five (5) years from the effective date of the Agreement, the Developer is required tender a direct public benefits contribution to the Wynwood Public Benefits Trust Fund in the amount of \$7,200,000.00 ("Public Benefits Contribution"); and

WHEREAS, the Wynwood Business Improvement District Board ("WBID Board") has reviewed the proposed Agreement and believes that it does not accurately reflect what was voted upon by the City Commission; and

WHEREAS, the WBID Board believes that the proposed Agreement does not accurately reflect the obligation of the Developer with respect to FPL Power Line Work, specifically, its obligation to remove all poles along NW 25th Street; and

WHEREAS, the WBID Board further believes that the proposed Agreement does not index the Public Benefits Contribution, as of the Agreement effective date, to the Consumer Price Index ("CPI", as agreed to by the City Commission; and

WHEREAS, failure of the Developer to fully complete the Power Line Work, including the removal of all poles along NW 25th Street, within the provided five (5) year period, will result in almost no benefit, if any, to the Wynwood neighborhood, outside of the Developer property, identified in Exhibit "A" to the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE WYNWOOD BUSINESS IMPROVEMENT DISTRICT:

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

Section 2. The WBID Board requests that the City Administration amend the proposed Agreement to include the removal of all poles along NW 25th Street as part of the FPL Power Line Work, and to index the Public Benefits Contribution, as of the Agreement effective date, to the CPI.

Section 3. In the alternative, the WBID Board requests that the City Commission reconsider the approval of both the Mana Wynwood Special Area Plan and Agreement to include the removal of all poles along NW 25th Street as part of the FPL Power Line Work, and to index the Public Benefits Contribution, as of the Agreement effective date, to the CPI.

Section 4. This Resolution shall become effective immediately upon its adoption.

Adopted by the Wynwood Business Improvement District on: