



Wynwood BID Board of Directors Meeting:

Dogfish Brewery – 325 NW 24 St. Miami, FL 33127

Tuesday, August 30, 2022 from 10:05 to 11:55 p.m.

****Meeting Minutes are not verbatim****

Board Members in Attendance:

David Lerner, Wynwood BID
Amro Zakarni, Wynwood BID
Bruce Fischman, Wynwood BID
Daniel Whyte, Wynwood BID
Diego Ojeda, Wynwood BID
Amir Setayesh, Wynwood BID
Sven Vogtland, Wynwood BID

Members Absent:

David Weitz, Wynwood BID

Others in Attendance:

Assistant Police Chief, Armando Aguilar
Lt. Jaime Ramirez, City of Miami Police
Sgt. Alejandro Gutierrez, City of Miami Police
Commander, Alex Valdes, City of Miami Police
Octavia Thomas, Fl. House of Representatives #108
Roberto Santos-Alborna, director Code-Compliance
Daniel Sierra, Code Compliance Supervisor
Christopher Adams, Code Compliance Officer
Domini Gibbs, City of Miami City Attorney's Office
Marlo Courtney, Goldman Properties
Scott Ribnick, Goldman Properties
Jessica Goldman-Ribnick, Goldman Properties
Christina Gonzalez, SWARM | Wynwood Marketplace
Josh Mendez, Rich Music
Brandon O'Donnell, Baraco
Jonathan Lewis, Walt Grace
Marcus Barfield, County Commission Offices #5
Manny Gonzalez, Wynwood BID
Aleksander Sanchez, Wynwood BID



- Wynwood Business Improvement District (BID) Vice Chair, Amro Zakarni, called the meeting to order at 10:05 a.m.

City of Miami Code Compliance Noise Pilot Program:

- Code Compliance Director, Roberto Santos-Alborna provided a summary of the total number of noise complaints received in the past year which totaled 13, which equates to an astounding success..
- The Wynwood Pilot Program was an initiative that was started as a pilot program that called for the use of sound meters to establish the exact total amount of sound emitting from a location versus using the 100 ft rule.
- The NRD-1 Noise Pilot Program was the first approved the first pilot program for Wynwood's NRD District on September 9, 2021.
- The code states that anything that exceeds 85 dba at a distance of greater than 25 ft from the property is illegal, in addition to bass levels that exceed 70 dbc when measured from within an enclosed structure.
- The Wynwood BID also facilitated a team noise workshop and purchased machines for Code Compliance and PD to have to resolve any issues on the field since they will have an opportunity to address noise issues on the ground with the noise level machines.
- The Pilot Program shall sunset on September 9, 2022 unless extended by the City Commission.
- The Wynwood BID requested to check if the clause that does not allow for the 5 a.m. extension for Art Week, Music Week and New Year's could be removed in its following iteration.

City of Miami/Wynwood BID Camera Partnership:

- Assistant Chief Armando Aguilar provided an overview of the Wynwood Security Camera program to the members in attendance.
- The Chief stated that the cameras also assisted in the capture of the serial killer that was stalking the homeless population throughout Miami.
- The City of Miami camera team also provided the Board of Director's with detailed statistics for Wynwood before and after the camera installations within the boundaries of the district, prior to the vote to approve the \$250,000 donation by the BID.



- Reference Motion #1 for donation approval

Marketing Update:

- As per Manny Gonzalez, the Wynwood Business Improvement District had ratified the services of our new PR/Branding provider Jacober Creative to begin the transition of marketing the area as a place destination.
- The Jacober creative team provided an introductory presentation to the Board of Director's of the services they can expect to receive and an overview of the different accounts they serve, comparable to Wynwood.

Security Update:

- Commander Alex Valdes introduced himself to the Wynwood Community and provided a brief update on the initiatives in place.
- The Wynwood Business Improvement District assisted the City of Miami Police Department with the distribution of a Police Advisory to members on July 25, 2022.
- The memo was addressed to members of the district regarding the breaking in of "lock boxes" in the public right of ways.
- The City of Miami Police Department recommended the distribution of the advisory due to thefts involving easily accessible lock boxes.
- As of July 1st, 2022 Florida statute 316.3045 came into effect via the Florida Governor's office that vehicular noise cannot be emitted and audible more than 25 feet from vehicle.
- The Wynwood Business Improvement District paid the installation of (4) four VMS signage boards to be placed on the entry points of the district advising visitors of the new noise law.
- The Wynwood Business Improvement District also released a memo to local vehicular VMS signage companies that are constantly blaring music and traversing through the district boundaries.

Planning & Infrastructure

- The Wynwood BID worked with our Chairwoman, Christine King's office and briefed other departments in an effort to successfully pass legislation regarding.
- File Number 11695 passed first reading at City of Miami Commission, which calls for the updating the WDRC membership requirements, making them appropriate for the purpose of identifying Committee members that meet the necessary qualifications and backgrounds in the future.

- File number 11616 passed first reading at City of Miami Commission and also calls for legislation addressed to limit the total number of consecutive terms a WDRC member may hold will ensure membership turnover and help facilitate fresh viewpoints.
- The Planning, Zoning and Appeals Board (“PZAB”), at its meeting on February 16, 2022, following an advertised public hearing and adopted Resolution No. PZAB-R-22-008 by a vote of eight to zero (8 -0).
- The Wynwood BID’s Item No. PZAB.6, was subsequently recommended for approval as amended and sent to the City of Miami Commission for 1st and 2nd reading.

Train Station:

- Manny Gonzalez provided an update on the TPO Beach Corridor meeting on August 10, 2022.
- The TPO Beach Corridor meeting provided an update on the next proposed metro-mover phase, which is on-going environmental and other prelim studies, and calls for the tracks to traverse through North Miami Avenue.
- The members of the TPO also referenced that they are specifically dealing with the environmental reports associated with the beach corridor from 5th street to the Herald Plaza.
- The Miami Beach train portion of the project is at its finishing stages with approvals from Coast Guard and other departments associated with environment and flooding.
- The corridor from Herald Plaza to Design District via NMA is now going to begin environmental studies and other required federal requirements.

Finance Update

- Manny Gonzalez provided an overview of the proposed Wynwood Business Improvement District operational budget that is scheduled to be heard at the City of Miami budget meeting on September 10, 2022.
- The Wynwood BID was able to confirm the creation of the Wynwood Public Benefit Committee, via City of Miami Commission approval with the help of our Commissioner, Chairwoman Christine King.
- It was noted that the first applicant for the Wynwood Public Benefit Committee funding is Wynwood Works, which is located on North Miami Avenue.

- In an effort to ensure the Public Benefit Committee principle is protected, the Wynwood BID is working with the City of Miami Housing Department to finalize the application for Wynwood Works and create a standard application for future public benefit applicants.
- The City of Miami Housing department has also agreed to synthesize the applications and provide annual checks on property's that have been granted Public Benefit Dollars.
- The Wynwood BID submitted its annual assessment collection memo to Miami Dade County Tax Department for the distribution of the annual assessments for 2022-2023.
- The Wynwood Business Improvement District currently has a pending surplus YTD totaling \$796K in parking trust fund collars that have been billed but awaiting the issuance of *Certificate of Use*.
- The Wynwood Business Improvement District also collected \$94,000 in tree trust funds in September, but have not been yet reflected on the financials.
- At the conclusion of September 30, 2022, the Wynwood Business Improvement District is expected to collect a total of \$1,714,152 this fiscal year, when we budgeted \$1,126,000 in revenue collections.

Investment Policy – Public Benefit Trust Fund

- As per Manny Gonzalez the City of Miami is currently holding 10 million in public benefit dollars, as a debit, and not being used for income purposes that were collected through the Wynwood BID's Public Benefit Trust Fund program.
- In an effort to facilitate the creation of an investment policy, the Wynwood BID provided a sample of the Coconut Grove 2016 Investment Policy, that is managed by Truist.
- The proposed plan of the investment policy is to provide long term growth of capital to meet the future obligations of the plan with a secondary objective to provide necessary income to meet current operational needs of the Wynwood BID.
- The proposed Truist proposal to the Wynwood Business Improvement District calls for (up to 6%) income generated that can surely help the BID.
- The Wynwood Business Improvement District conservatively budgeted \$35,000 for fiscal year 2022-2023, which are conservative considering the initial returns we have received.



Tax Comparison Report – 2021:

- As part of the annual agreement between the Wynwood BID and CCSG we receive a summary of taxes paid by other comparable districts.
- Please note that the City of Miami and Miami Dade County respectfully each receive about \$0.33 of every dollar collected from taxes.
- In the 2021 tax comparable report the Wynwood Business Improvement District has experienced a 355% increase in tax revenue since 2013.
- The second and third neighborhoods that have experienced growth within the City of Miami are the Design District with a 197% increase and Downtown Miami with a 114% increase.
- Coconut Grove also experienced an increase totaling 63% increase.
- Meeting Adjourned