



**Wynwood BID Virtual Board of Directors Meeting**

2751 North Miami Ave, Suite 3 Miami, FL 33127

August 12, 2020 from 11:00 a.m. to 1:20 p.m.

\*\*Meeting Minutes are not verbatim and facilitated via Zoom\*\*

**Board Members in Attendance:**

Albert Garcia, Wynwood BID  
Irving Lerner, Wynwood BID  
Marlo Courtney, Wynwood BID  
Jon Paul Perez, Wynwood BID  
Glenn Orgin, Wynwood BID  
Gabriele Braha Izsak, Wynwood BID  
Sven Vogtland, Wynwood BID  
David Charette, Wynwood BID

**Members Absent:**

**Others in Attendance:**

Daniel D. Diaz, City of Miami City Attorney's Office  
David Snow, City of Miami Planning Department  
Commander Daniel Kerr, City of Miami Police Department  
Anna Baerman, IKE Smart City  
Keshia Garrett, IKE Smart City  
Kelly Penton, Kivvit PR  
Taylor Cavazos, Kivvit PR  
Manny Gonzalez, Wynwood BID  
Aleksander Sanchez, Wynwood BID  
Christopher Hoffman, Wynwood BID

- Wynwood Business Improvement District (BID) Chairman, Albert Garcia, called the meeting to order at 11:00am and provided the following statement:

Pursuant to Executive Order No. 20-139, issued by the Office of Governor Ron DeSantis on June 3, 2020, local governmental bodies may conduct meetings without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes. Procedures for the public comment will be explained by the City Attorney shortly. The members of the Wynwood Business Improvement District Board appearing remotely for this meeting are DAVID CHARETTE, GABRIELE BRAHA IZSAK, GLENN ORGIN, DOCTOR IRVING LERNER, JON PAUL PEREZ, MARLO COURTNEY AND SVEN VOGTLAND. Also appearing remotely are Manny Gonzalez, BID Executive Director, and Daniel Diaz, City Attorney.

- Daniel D. Diaz, Assistant City Attorney for the City of Miami Office of the City Attorney, stated the procedures to be followed during this meeting. They are as follows:

Any person who is a lobbyist pursuant to Chapter 2 Article VI of the City Code, must register with the city clerk and comply with related city requirements for lobbyists before appearing before the BID. A person may not lobby a city official, board member, or staff member until registering. A copy of the code section about lobbyists is available in the City Clerk's office or online on [www.municode.com](http://www.municode.com). • In accordance with Section 2-888 written notice for this virtual meeting was provided to the city clerk at least seven days prior to this virtual meeting. • Since this is a virtual meeting as authorized by the Governor the State of Florida, members of the public wishing to address the body may do so by visiting <https://WynwoodMiami.com/VirtualMeeting> to submit their written comments via the online comment form. Members of the public may also call 786-610-4830 to provide comments via the dedicated Wynwood BID public comment voicemail. All comments submitted will be included as part of the public record for this virtual meeting and will be considered by the BID prior to any action taken. The BID will accommodate any speakers desiring to appear in person, subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office. All interested parties are required to abide by all State, County, and local emergency orders and are urged to remain at home and practice social distancing. If the proposition is being continued or rescheduled, the opportunity to be heard may be at such later date, before the BID takes action on such proposition. • When addressing the BID, the member of the public must first state his or her name, his or her address, and what item will be spoken about. • When the BID takes action or votes on any proposition before it, it shall do so by a roll call vote which shall be recorded by the Executive Director and included in the record. • Please silence all cell phones and other noise-making devices. • Any person with a disability requiring assistance, auxiliary aids, and services for this meeting may notify the City Clerk and BID Executive Director. • Please note BID Board Members have generally been briefed by BID staff and/or the city attorney on items on the agenda today. Access and Public Comment Accommodations Access to the Meeting the BID is using Zoom to hold its August 12, 2020 Virtual meeting. Zoom is a cloud platform for video and audio conferencing, collaboration, chat, and webinars across mobile devices,

desktops, telephones, and room systems. In order to ensure that the public has the ability to view the meeting, the BID will broadcast the meeting and the meeting can be viewed live on Miami TV ([miamigov.com/tv](http://miamigov.com/tv)), through the BID's Facebook page [facebook.com/WynwoodMiami](https://facebook.com/WynwoodMiami), and on Comcast channel 77 (City of Miami). The broadcast will also have closed captioning. Additionally, the BID has not selected a virtual platform that requires the public to purchase or download any additional software or equipment to watch this meeting. Aside from the Zoom platform and that the participants will be appearing remotely; the public will have no discernible difference in their ability to watch the meeting. Public Comment the BID has developed several new methods of ensuring public comment for a virtual meeting. It has established two (2) new options. 1. The first new option allows the public to provide public comments via the dedicated BID public comment voicemail by calling 786-610-4830 where the individuals will be able to leave a two (2) minute message that will be played during the virtual BID meeting. 2. The second new option allows the public to submit comments via the BID's online comment form. The comments submitted through the comment form have been distributed to the Board members and BID staff throughout the day so that the BID Board members can consider the comments prior to taking any action. Additionally, the online comment form will remain open during the meeting to accept comments and distribute to the BID Board members up until the Chairman closes public comment. For all of the aforementioned options, all the comments received will be included in the public record of the meeting. For these two (2) new options, the BID also created a simple set of instructions explaining how the public may submit their comments with either option. Those instructions were provided in the notice to the public and published online at <https://WynwoodMiami.com/VirtualMeeting> Additionally, like any other BID meeting, the public may provide public comment at the BID's office. The BID set up a terminal in the event members of the public travel to the BID office to provide public comment. However, due to COVID-19, all speakers desiring to appear in person will be subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office but will be able to participate through the remote options described above. These three (3) public comment options established and provided for the Virtual BID meeting comply with Section 286.0114, and Section 120.54, Florida Statutes ("F.S."). The BID has published an agenda, as well as included in the Notice to the Public pursuant to our City Code and the items and topics that will be discussed at the Virtual BID Meeting. Additionally, the public has been given the opportunity to provide public comment during the meeting (the terminal at BID office and the online public comment form) and within reasonable proximity in time before the meeting (and during) via the public comment voicemail, and online public comment form. Moreover, Section 286.0114(4)(c), F.S., specifically authorizes the BID to "[p]rescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition . . . ." The BID through its three (3) public comment options has provided three (3) different procedures and forms to indicate, among other things, his or her support, opposition, and neutrality on the items and topics to be discussed at the virtual BID meeting. The BID provided information on how to submit its comments in the Notice to the Public, on a dedicated webpage, and via its social media channels.

- It was noted that BID Chairman, Albert Garcia, agreed to all the notice provisions set forth and these uniform rules of procedures established for this Virtual meeting.

### **PUBLIC COMMENTS:**

- Albert Garcia opened the public comments portion for the BID Board of Director's meeting via in person visit to the BID office at 2751 N Miami Ave, Suite 3 Miami, FL 33127.
- As per Chris Hoffman, it was noted that there were no people present at the BID office who wished to provide public comment during the beginning portion of the Board of Director's meeting.
- It was noted that there were no comments from the public submitted via live audio.
- It was noted that there were no comments from the public submitted via the BID's online comment form.
- It was also noted that there were no public comments submitted meeting via the dedicated BID public comment voicemail.

### **EXECUTIVE DIRECTOR REPORT:**

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District (BID) as of August 11, 2020.
- As per Manny Gonzalez, the City of Miami Recovery Report as of July 30<sup>th</sup> indicated that parking revenue in Wynwood is the seconds highest of any neighborhood within the City of Miami.
- It was noted that there has been an upward trend in Certificate of Use (CU) applications for general commercial and office use.
- It was noted that the number of domestic flights to Miami have steadily been trending upward since April but the number international flights remain low due to Covid-19.
- Manny Gonzalez provided an overview of the City of Miami *Restaurant Recover Program*.
- It was noted that Wynwood currently has 13 approved Outdoor Café permits and 5 more are waiting approval.
- As per Manny Gonzalez, the Wynwood BID has been proactively utilizing Mosquito Dunks to mitigate to concerns of Mosquito population growth due the use of water barricades for the outdoor cafes.
- The BID expressed gratitude to Leo Navarro of Bob's Barricades for their competitive pricing for the procurement of Water Barricades.

- It was noted that the BID continues to monitor the weekly peaceful protest chart disseminated by Miami-Dade County and have not witnessed any protests within Wynwood in over a month,
- It was noted that the BID continues to monitor the daily Covid-19 numbers sent by Miami Dade County, attend weekly recover meeting with the City of Miami and triweekly meetings for sidewalk café updates with City of Miami.
- It was noted that The Wynwood BID received social distancing stickers for sidewalk placement are available at the BID office for pickup and use by Wynwood businesses.
- It was noted that the Wynwood BID Clean Team was resupplied with personal protective equipment (PPE) and advised to practice social distancing to ensure their safety while on duty.
- The Wynwood BID submitted a Legal Service Request (LSR) for Wynwood BID office lease agreement on July 20<sup>th</sup> and anticipate the move date for September.
- It was noted that Omni Parking has provided the BID staff with free parking for the new office location.
- The Wynwood BID has been working the City of Miami in processing the removal of liens.
- As per Manny Gonzalez, the Wynwood BID worked with the City of Miami to address projectile concerns in anticipation of the inbound tropical storm, including a loose metal roof on the property across Kush on 2003 N Miami Avenue.
- It was noted that BID has been communicating with City of Miami Legal Department City on the *Miami-Dade County Tax Role Assessment Initiative* in order to streamline process of removal of liens.
- The Wynwood BID has been working with Complete Consulting Services Group (CCSG) to send out the new BID Assessments Invoices in the coming weeks.
- The Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.
- It was noted that the Wynwood BID assisted in the coordination of the *Wynwood Homeless Outreach & Clean Up* event on July 30, 2020.
- The main areas addressed during the event were NW 1 Ave & NW Miami Ct, between NW 21st & 22nd St.
- It was noted that as per request from Wynwood BID, the City of Miami restored sidewalks and addressed pedestrian walking hazards on NW 25 St, between NW 3 Avenue & NW 5 Avenue.

## **SECURITY UPDATE:**

- City of Miami Police Commander Daniel Kerr provided a July 2020 security update to the Wynwood BID Board of Directors.
- It was noted that there was a marginal uptick in commercial burglaries predominantly at night.
- Commander Kerr noted an increase in pedestrian activity of NW 2 Avenue during the daytime.
- It was noted that half of Wynwood NET Beat Officers have returned to regular patrols last week.
- It was noted that the Wynwood NET police will be increasing traffic enforcement efforts and mask outreach via education and distribution of masks
- The Wynwood NET Police noted an increase in construction and will subsequently increase enforcement of proper ROW closures.
- Gabriele Braha Izsak requested increased enforcement of the mask mandate.

## **MARKETING & ECONOMIC DEVELOPMENT UPDATE:**

- Wynwood BID Marketing Coordinator, Chris Hoffman, provided Marketing Coordinator Report.
- It was noted that the BID continues to send email memos to keep the community apprised of all policy changes related to COVID-19. Each memo was also posted on WynwoodMiami.com.
- It was noted that social media audience continues to grow with a total audience of more than 195,000. July social media posts received over 26,000 engagements combined.
- As per Chris Hoffman, the BID's marketing focus has been on amplifying reopening efforts, with social media posts on pickup and delivery offerings by F&B and retail operators.
- It was noted that the BID compiled a list of all F&B operators that remained open for takeout and/or delivery. The list can be found at [WynwoodMiami.com/food](http://WynwoodMiami.com/food) and has been shared with email subscribers, social media audiences and external partners.
- In continuation with the *Restaurant Recovery Program*, the BID is printing covers for the water barricades used by the participating restaurants.
- Kelly Penton provided a recap of public relations initiatives that Kivvit has managed for the Wynwood BID for July amid the Covid-19 pandemic.

- It was noted that Kivvit has focused in highlighting the BID's proactive efforts in assisting the restaurants the area during the pandemic.
- It was noted that Kivvit has also been working on promoting the BID's Coastal link Commuter Rail & Platform advocacy efforts and will ramp up efforts leading up to the County Commission hearing.
- Albert Garcia provided an update on the *Wynwood-Midtown-Edgewater Commuter Rail Station*.
- It was noted that Miami-Dade County is finalizing their memorandum of understanding for the commuter rail along the FEC Railway/Brightline corridor and it will be reviewed by County Commission as early as August 31<sup>st</sup>.
- The Wynwood BID is actively advocating for a commuter rail station on NE 27 St to service the Wynwood-Midtown-Edgewater community to Miami-Dade County Mayor Carlos Gimenez and the Miami-Dade County Commission.
- It was noted that, the County Commission is placing priority on selection of stations to the communities that are committing to help fund the development of the station.
- As per Albert Garcia, Bill Ramos and Gary Nadar, as the property owners directly abutting the proposed commuter rail station on NE 27 St, have agreed to help fund for the development of Phase 1 of the train platform if the Wynwood BID agrees to a partnership in funding.
- It was noted that hard cost for the development of the rail station have not been finalized and if agreed upon, the BID will utilize *Parking Trust Fund* Dollars for help fund Phase I.
- Given that Wynwood is awarded the station by the Miami-Dade County Commission, the BID will discuss further for details on funding and for formal allocation of dollars
- Gabrielle expressed concern that allocation of funds for the station will hinder development of the NW 3 Ave Woonerf.
- Albert Garcia, clarified that the Woonerf will be funded by *Public Benefit Trust Fund* and *Right of Way Trust Fund* dollars, as per of the NRD-1 amendment.
- **See Motion #2**
- IKE (Interactive Kiosk Experience) Smart City Development Director, Anna Baerman, provided a presentation of the IKE kiosks proposed to be deployed within the City of Miami and Wynwood.

- IKE will complement the vehicular wayfinding signage initiative for the district, by acting as a granular source of directories and wayfinding information for pedestrians by listings of restaurants, shops, activities, services, and resources. Listings are detailed, geo-located, and updated in real time. Inclusion is free for area businesses.
- IKE will also display real-time transit information, route schedules, mapping, and directions, for bus, rail, streetcar, and bike/car share services.
- It was noted that IKE received City of Miami Commission approval on April 23, 2020 for an agreement between IKE and the City of Miami for the deployment of kiosks on the public right of way.
- Additionally, it was noted that City Commission approved an ordinance amending Chapter 54 of the sign code to allow for placement of advertisements on kiosks within the right-of-way or on City-owned property Limited to “1 per square” as defined by Chapter 54 of the City code.
- IKE received an executed agreement with City of Miami on July 30<sup>th</sup> and is currently performing due diligence.
- Previous meetings between the Wynwood BID and IKE have established 13 total Kiosk locations for Wynwood.
- As per Anna Baerman, the Kiosks are installed and maintained at no cost to the BID or the City of Miami as initiative will be driven by advertisements.
- It was noted that 25% of the revenue that the City receives will be allocated to the Wynwood BID proportionate to the number of kiosks installed within the boundaries of the BID.
- It was noted that IKE will mostly work with national advertisers and 1/8 slides will be dedicated to the City, as well as any remnant space, which can be utilized to showcase art.
- Corey Favor, Director of Strategic Relationships for IKE, will work with the BID Marketing Team to ensure that engaging content that will promote the local arts community
- As per Anna Baerman, restricted advertisements include political, nudity or pornographic images, tobacco, and discrimination based on race, religion, creed, ethnicity, disability, gender, identity, or sexual orientation.
- Irving Lerner and Manny Gonzalez expressed concerns about the maintenance of the kiosks and the advertisements being utilized for competing agencies.



- As per Anna Baerman, the IKE kiosks will be maintained 7 days a week and will actively work to remove graffiti/stickers and sterilize the kiosks regularly due to Covid-19.
- It was noted that the security cameras within the IKE Kiosks will readily integrate to City of Miami *Real Time Crime Center*.
- Glenn Orgin requested the projected revenue for IKE Kiosk advertisements in Wynwood.
- Marlo Courtney advised that private property owners be apprised of potential locations and provide feedback- outreach process.
- **IKE Smart City PowerPoint on file.**
- **See Motion #3**

**FINANCE UPDATE:**

- Manny Gonzalez provided an overview of the BID budget submittal for FY' 2020-2021.
- It was noted that the Wynwood BID will be presenting the finalized budget to the City of Miami Commission in September for approval.
- It was noted that Wynwood BID has clean audits since its inception and forecast another clean audit.
- Manny Gonzalez provided an update on the Wynwood BID *Parking Trust Fund & waiver application report*.
- It was noted that the BID has 142 waivers in que for processing from 4 different development projects.
- It was noted that The Wynwood BID *Public Benefit Trust Fund* currently has \$1,759,00 and the BID just cleared a check for \$1,600,00.
- An additional invoice was sent on July 22<sup>nd</sup> for \$52,000 for the *Public Benefit Trust Fund*.
- As per Manny Gonzalez, the Consolidated Statement of Activities is currently in review by the BID and an overview of report will be disseminated to the BID board later.
- It was noted that the Wynwood BID is working with the City of Miami to streamline parking waiver applications and provide further clarification for future applicants.

**CAPITAL & REGULATORY AFFAIRS UPDATE:**

- City of Miami Planning Department Chief of Urban Design, David Snow, provided an update on the Wynwood NRD-1 *Streetscape & Street Tree Master Plan* amendments

- It was noted that the schematic designs for the NW 3 Ave Woonerf from Local Office Landscape Design (LOLA) is completed and they plan to host final stakeholders meeting for NW 3 Ave to present the designs and share cost estimation analysis
- It was noted that the City of Miami Office of Capital Improvements (OCI), Department of Resilience & Public Works and Planning Department are currently discussing the funding process for development of the NW 3 Ave Woonerf.
- ArquitectonicaGEO quoted the Wynwood BID for \$20,000 to provided schematic designs of the NW 1 Ave woonerf that are akin to the design provided by LOLA.
- It is noted that the schematic design package will take approximately 5 weeks of GEO work time after we receive the new topographic survey, architectural plans of proposed buildings and notice to proceed.
- Up to three (3) Client meetings (virtual or physical) are included in the proposal and there will be continued communication throughout the process, and weekly or bi-weekly progress calls may be scheduled as needed with appropriate Client and other consultants.
- **See motion #4**
- It was noted that the BID Board will host a special meeting to review and endorse the amendments and Streetscape Masterplan via resolution once the final draft is released by the Planning Department.
- As per David Snow, the Planning Department intends to present to the City of Miami Planning, Zoning & Appeals Board (PZAB) for adoption of design guidelines for *Streetscape & Street Tree Masterplan* and the associated NRD-1 amendments on September 16<sup>th</sup>.
- Following approval from PZAB the City of Miami will present to the City Commission on October.
- It was noted that City of Miami OCI is working on a cost estimate for implementation of the Masterplan

**NEW BUSINESS:**

- It was noted that the Wynwood BID Executive Director Evaluation results will be reviewed at the subsequent BID Board Meeting of Directors, pending two remaining evaluation submittals to City Attorney Danny Diaz.
- **Meeting adjourned at 1:20pm**

## **MEETING MOTION SUMMARY:**

### **MOTION #1: July 8, 2020 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the July 8, 2020 Wynwood BID Board of Directors meeting minutes.

Irving Lerner provided first motion; Marlo Courtney seconded  
Motion Passed Unanimously

### **MOTION #2: Resolution of Support for Wynwood Commuter Rail Station**

- Upon a properly made and seconded motion, it was unanimously resolved to support the placement of a Wynwood Commuter Rail Station and the subsequently commitment to allocating Wynwood BID Parking Trust Fund dollars to assist in the development of Phase I of the station, pending further discussion with pertinent property owners

Marlo Courtney provided first motion; Jon Paul Perez seconded  
Motion Passed Unanimously

### **MOTION #3: Resolution of Support for IKE Smart City Kiosks in Wynwood**

- Upon a properly made and seconded motion, it was unanimously resolved to approved the implementation of Kiosks by IKE Smart City, subject to LOI reflecting the requests with respect to notifying business owners and not advertising other BIDs.

Albert Garcia provided first motion; Marlo Courtney seconded  
Motion Passed via Majority Vote

### **MOTION #4: Resolution of Support for Schematic Design of NW 1 Ave Woonerf**

- Upon a properly made and seconded motion, it was unanimously resolved to allocate \$20,000 for the preparation of schematic design documents by ArquitectonicaGEO based on the NW 1 Ave Woonerf design included in Wynwood Streetscape Master Plan Volume 4.

Glenn Orgin provided first motion; Jon Paul Perez seconded  
Motion Passed Unanimously