



Wynwood BID Board of Directors Meeting

Wynwood BID Office

March 13, 2019 at 11:00 a.m. – 1:15 p.m.

251 NW 23 St., Miami, FL 33127

Meeting Minutes are not verbatim

Board Members in Attendance:

Joseph Furst, BID Board Chairman

Albert Garcia, Wynwood BID

Irving Lerner, Wynwood BID

Dylan Finger, Wynwood BID

Members Absent:

Jonathan Yormak, Wynwood BID

Others in Attendance:

Charles C. Scott, Florida Congressional District 24

Marta Martinez-Alemán, Miami-Dade County District 3

Amy Hughes, City of Miami District 5

Commander Daniel Kerr, City of Miami Police

NRO Alfredo Matias, City of Miami Police

NRO Joel Perez, City of Miami Police

Nikko Evans, City of Miami Police

Kyrece Massie, City of Miami Police

David Snow, City of Miami Planning

Tonya Brown, City of Miami Wynwood NET

Marcela Montoya, City of Miami Wynwood NET

Andres Althabe, Biscayne Neighborhoods Association

Sue Nelson, Biscayne Neighborhoods Association

Eleazar Melendez, Biscayne Neighborhoods Association

Humberto Escandon, Miami Parking Authority

Jessica Goldman Srebnick, Goldman Properties

Robert Hoffman, Goldman Properties

Victor Sanchez, Goldman Properties

John Thomas Rincon, RRE Investments

Glenn Orgin, Soho Studios

Gabriele Braha, Red Group

Francesco Pozzessere, Red Group

Catherine Lackner, Miami Today

David Polinsky, Fortis Design

Steven Wernick, Akerman LLP

David Haber, Haber Law

Patricia Beitler, Velocitas
Nicolas Hoyos, White Feather Mgt.
Catalina Monsalve, White Feather Mgt.
Carlos Vargas, Bank OZK
Ricardo Blanco, Brick
Tony Albelo, Swarm
Judd Allison, Toejam Backlot
Alexander Posth, Bel Invest
Eric Gonzalez, CCRE
Alan Farash, Cintel
Fernanda Paguaga, Kivvit PR
Manny Gonzalez, Wynwood BID
Aleksander Sanchez, Wynwood BID
Chris Hoffman, Wynwood BID

- Executive Director, Manny Gonzalez, called the Wynwood Business Improvement District Board of Directors meeting to order at 11:00 a.m.
- It was noted that Haber Law granted the Wynwood BID allowance to host the Board of Director's meeting at their office, 251 NW 23 ST., Miami, FL, 33127.
- David Haber provided an overview of Haber Law and the history of their firm moving to Wynwood.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District as of March 12, 2019.
- It was noted the Wynwood BID is seeking commercial property owners to nominate prospective candidates to serve on the BID Board. Participants may also self-nominate or nominate current Board members that are eligible for re-election.
- The Wynwood BID released the nomination forms for the upcoming BID Board of Director's elections on March 11, 2019, as per approval from the City Attorney's Office.
- Commissioner Keon Hardemon will be sponsoring the amendment for the expansion of the BID Board of Directors at the March 14, 2019 City of Miami Commission Meeting.
- It was noted that the deadline for submittal of nominations is March 22, 2019 at 5:00pm.
- As per report of parking transactions provided by the Miami Parking Authority (MPA) on February 27, 2019, the Wynwood area accounts for roughly 20% of all parking transactions within the City of Miami.

- It was noted that PayByPhone transactions have increased by nearly 30% from 2017 to 2018 with a NET gain of 629,028 transactions.
- It was noted that PayByPhone transactions for the Wynwood BID area January has increased by nearly 25% from 2018 to 2019 with a NET gain of 27, 978 transactions.
- It was noted that that the Wynwood BID is in discussion with the City of Miami for the installation of supplemental lighting for the SE Quadrant of Wynwood due to health and safety concerns.
- Manny Gonzalez provided an update on Baseline Services Meeting with City Manager's Office held on March 6, 2019.
- It was noted that the Wynwood BID will be aiding AT&T with permitting at the City of Miami for the implementation of long-term cellular communication solutions to the area.
- Manny Gonzalez provided an update on the draft of the Wynwood BID Graffiti Mural Pre-Notification for property owners as part of the Wynwood art project initiative approved by the Wynwood BID Board of Director's on January 1, 2019.
- The Wynwood art project initiative was created to allow property owners to proactively provide incoming wall mural projects to the City of Miami Police Department to ensure the artists are not approached or asked to cease any work, on site, while in progress. Artists will be allowed to paint and install works ("Mural") that reflect the character, culture and history of the surrounding neighborhood as well as the values of the property owner.
- It was noted the Wynwood BID was able to identify 50 tree pits within the BID boundaries that qualify for rubber mulching.
- It was noted that the \$12,075 for proposed mulch work from Easy Mulch LLC is within the Wynwood BID FY' 2018-2019 Budget (\$20,000).
- **See resolution**
- Aleksander Sanchez provided a March 2019 Wynwood BID Operations Report update.
- As per the March 2019 Operations Report, it was noted that the Wynwood BID reported 28 instances of illegal dumping, 21 non-operational FPL streetlights, 10 potholes, and 7 clogged drains as of January 1, 2019.
- **(Executive Director Report on File)**

SECURITY UPDATE:

- City of Miami Police Commander, Dan Kerr, provided a February 2019 security update to the Wynwood BID Board of Directors.
- It was noted that the crime levels in Wynwood have stagnated.
- It was noted that there were 2 robberies in Wynwood during the month of February.
- It was noted that there will be a townhall meeting on March 20, 2019 at 6:30 with Mayor Francis Suarez and the City of Miami Police Department to discuss public safety.
- The Meeting will be held at 1900 N Bayshore Drive, Miami, FL, 33132.
- As per Commander Kerr, it was noted that an underlying topic of discussion will be the creation of the two NET areas for Wynwood and Edgewater.
- It was noted that Commander Kerr believes the Wynwood-Edgewater NET struggles to meet the needs and concern for both Wynwood and Edgewater due to limited resources.
- It was noted that Commander Kerr believes illegal vending is a growing issue within the Wynwood area.
- Commander Kerr suggested the Wynwood BID amend the City of Miami Code of Ordinances to convert the Wynwood BID area as a special vending district.
- It was noted there are currently 4 legally operating street vendors on NW 2 Ave.
- It was noted that all event in Wynwood are currently set to shut down at 3am for Miami Music Week (March 25, 2019 to March 31, 2019).
- It was noted that exemptions are only applicable with approval from City of Miami Commission.
- It was noted that there are 60 events scheduled to occur in Wynwood for Miami Music Week.
- It was noted that Toejam Back Lot has concerns regarding the 3am closure date for Miami Music Week 2019.
- Toejam Back Lot expressed interest in the Wynwood BID developing a database of prominent local graffiti artists.

- Alan Farash provided the Wynwood BID with a revised proposal for the purchase of a Wynwood security camera network.
- It was noted that the original proposal was approved via resolution by the Wynwood BID Board of Director's on November 14, 2018.
- It was noted that due recent developments within the Wynwood BID, Cintel will have to install additional hardware to ensure that it meets the requirements of the City of Miami Police Department, Wynwood BID, and AdMobilize.
- It was noted that the total number of cameras will amount to 48.
- It was noted that the security camera network will still oversee all major thoroughfares within the Wynwood BID.
- It was noted that the security camera network will take about 90 days to set up, once approved by the City of Miami Legal Department.

MARKETING UPDATE:

- Chris Hoffman provided an update on the various marketing initiatives currently in progress by the Wynwood BID.
- It was noted that WynwoodMiami.com is now fully ADA compliant.
- It was noted that the Wynwood BID Newsletter is currently in development.
- The Wynwood BID newsletter will be sent each Thursday, containing events, specials, and deals for the week.
- It was noted that the Wynwood BID will be partnering with the District 5 and various other departments of the City of Miami for the April 13th Easter Egg Hunt at Roberto Clemente Park.
- Fernanda Paguaga provided an update on the various initiatives that have been spearheaded by Kivvit PR on behalf of the Wynwood BID.
- Albert Garcia provided an update of the Wynwood BID partnership with SWARM to announce the City of Miami's first-ever Pride celebration, Wynwood Pride, set to take place in June, National LGBTQ Pride month.
- **(Marketing Committee Report on File)**

FINANCE UPDATE:

- Manny Gonzalez provided an update of the Wynwood BID financial report as of February 2019.
- It was noted the Wynwood BID received a clean 2019 subsequent audit and with no audit recommendations from our auditing provider SKJT&G.
- It was noted the Wynwood BID 2019 subsequent audit will be submitted directly to the City of Miami Finance Department by SKJT&G.
- It was noted that the Wynwood BID sent a memo on March 11, 2019 to all property owners with outstanding FY' 2018-2019 BID special assessment fees that the deadline to submit assessment dues without penalty is March 31, 2019.
- It was noted Memo also referenced that prospective Wynwood BID Board of Director election applicants must have all special assessments paid for their respective properties to be considered for the BID Board.
- **(Finance Committee Packet on File)**

PLANNING & ZONING UPDATE:

- Manny Gonzalez provided an update on the various planning and zoning initiatives that are currently in progress.
- Manny Gonzalez provided an update on the Kimley Horn piggyback initiative.
- It was noted that the Wynwood BID will not be able to piggyback on the any of the contracts provided by Kimley Horn due the inability to discern an appropriate match for the desired scope of service.
- It was noted the Wynwood BID will be working with the Miami Parking Authority, BID Board and City of Miami, to develop a detailed scope of service for the request for qualification (RFQ) that will released in the coming weeks.
- It was noted that the Wynwood BID will be facilitating an informational meeting with Beauchamp Construction and businesses on NW 24 St. for an upcoming one-day street closure for crane hoisting. Activities will take place from 12:00 AM - 8 PM on 3/25/19.
- It was noted that this will be the final street closure for the Wynwood 25 development.

- David Polinsky provided a letter on behalf of the principal stakeholders of the NE quadrant of Wynwood in support of the Wynwood Streetscape and NW 1 Ave design.
- It was noted that the letter is to facilitate and accelerate the design of the NW 1st Ave Woonerf by ArquitectonicaGEO.
- Joseph Furst and Albert Garcia expressed dissatisfaction with Local Office Landscape Architecture (LOLA) on their performance for the design of NW 3 Ave Wynwood Woonerf.
- Jessica Goldman, as a principal stakeholder on NW 3 Ave, expressed concerns over the lack of transparency and progress in the design of the Woonerf.
- It was noted that the parties mentioned expressed a desire to have ArquitectonicaGEO take over the design of the woonerf after considering their performance thus far on the Wynwood Streetscape and Street Tree master planning.
- As per David Snow, it was noted that ArquitectonicaGEOs and LOLAs performances are not comparable due to differences in their scope of service.
- It was noted that David Snow defended LOLA on their efforts on the design of the Wynwood Woonerf.
- It was noted that the all information regarding the Wynwood Woonerf design is publicly accessible and available for dissemination via request from City of Miami Planning Department.
- It was noted that LOLA will be delivering official conceptual designs on April 2019.

Action Item:

- The Wynwood BID will facilitate a public meeting with LOLA and stakeholders of NW 3 Ave to discuss the NW 3 Ave Wynwood Woonerf prior to the release of the official conceptual designs.
- **(Planning & Zoning Committee Packet on File)**

NEW BUSINESS:

- Jessica Goldman Srebnick expressed concern regarding the amount greenery being disingenuous to Wynwood and its industrial roots.

- As per the presentation, LOLA provided conceptual designs of a Wynwood Woonerf as a promenade, habitat, art canvas, and as a garden.
- LOLA is request input from the public regarding the conceptual designs as their feedback will set a canvas for the final design of the Wynwood Woonerf.

Meeting adjourned: 1:15 pm

MEETING MOTIONS SUMMARY:

MOTION #1: February 20, 2019 MEETING MINUTES:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the February 20, 2019 Wynwood BID Board of Directors meeting minutes.

Irving Lerner provided first motion, Joseph Furst seconded
Motion Passed Unanimously

MOTION #2: MIAMI MUSIC WEEK ALCOHOL AND NOISE WAVER EXTENSION:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the proposed Alcohol and Noise Waiver extension associated with the 30+ Miami Music Week events scheduled to begin March 25, 2019 within the Wynwood BID boundaries.

Dylan Finger provided first motion, Albert Garcia seconded
Motion Passed Unanimously

MOTION #3: REVISED WYNWOOD SECURITY CAMERA NETWORK VIA CINTEL:

- Upon a properly made and seconded motion, it was unanimously to approve the revised proposal for the purchase of the Wynwood security camera network via the City of Miami Police Department provider, Cintel.

Dylan Finger provided first motion, Albert Garcia seconded
Motion Passed Unanimously

MOTION #4: RUBBER MULCH:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the proposal for the application of rubber mulch on 50 tree beds within the Wynwood BID.

Irving Lerner provided first motion, Joseph Furst seconded
Motion Passed Unanimously