



Wynwood BID Board of Directors Meeting

50 NW 24 St, Miami, FL 33127

February 18, 2021 from 11:00 a.m. to 12:37 p.m.

Meeting Minutes are not verbatim

Board Members in Attendance:

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

Members Absent:

Marlo Courtney, Wynwood BID

Others in Attendance:

Daniel D. Diaz, City of Miami City Attorney's Office
Commander Daniel Kerr, City of Miami Police Department
Sergeant Mathew Reyes, City of Miami Police Department
NRO Joel Perez, City of Miami Police Department
Kelly Penton, Kivvit PR
Elias Mitrani
David Lerner, Lerner Family Properties
Raymond Wood, 545 Wyn
Rick Lieberman, Casa Cielo Tile
Henry Bedoya, Dogfish Head Miami
Candace Walsh, Three & No. 3 Social
Alexa Nunez, Museum of Graffiti
Glayson Leroy, Wynwood Mural Fest
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.

PUBLIC COMMENTS:

- At commencement of meeting Albert Garcia opened the public comments portion for the BID Board of Director's meeting.
- Raymond Wood, on behalf of Sterling Bay, introduced himself as the property manager for the recently completed 545 Wyn development.
- Glayson Leroy, on behalf of Wynwood Mural Festival, expressed interest in working with the BID to ensure that graffiti artists are able to continue producing murals as more development come online in Wynwood.
- Henry Bedoya advised the BID that former the Concrete Beach Brewery is currently undergoing renovations as their parent company, Dogfish Head, is set to take over the space.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the *City of Miami Economic Recovery Report* released on January 28, 2021.
- As per the report, it was noted that the *City of Miami Restaurant Recovery Program* was extended to September 30, 2021 by the City Commission.
- As per the report, trend lines for daily on-street parking revenue continue to indicate exponential improvement in Wynwood traffic since economic reopening on May 20, 2020.
- It was noted the Wynwood area continues to account for approximately 25% of all on-street parking revenue for the City of Miami.
- It was noted that there were 360,820 cumulative confirmed cases of Covid-19 in Miami-Dade County as of January 25, 2021.
- As per the report, the City of Miami forecast a steady decline in the Covid-19 for new cases and hospitalized patients for Miami Dade County in the coming weeks.
- Manny Gonzalez provided an overview of the *Wynwood BID 2019-2020 Annual Report* and the various accomplishments by the organization in the prior year.
- It was noted that the Annual Report and Purpose documentation was submitted to the City Clerk's Office on January 15, 2021, as per City of Miami guidelines.
- **Wynwood BID 2019-2020 Annual Report on file.**

- **Wynwood BID Draft Annual Report on File**

SECURITY UPDATE:

- City of Miami Police Commander Daniel Kerr provided a January 2021 security update to the Wynwood BID Board of Directors.
- It was noted that Officer Carolina Galvez has been assigned as the new Neighborhood Resource Office (NRO) for the Wynwood NET police unit.
- As it was noted that the City of Miami Police Department organized a Covid-19 Task Force which is to be headed by Sergeant Mathew Reyes.
- It was noted the Wynwood NET Police will increase enforcement Covid-19 business safety guidelines, as per the increase in foot traffic within the District boundaries.
- It was noted that the Wynwood NET police have increased enforcement of motorcycles due to a recent spike in their activity, specifically along NW 2nd Avenue where they tend to block parking spaced and keep the engines revving.
- Manny Gonzalez proposed the Wynwood Board of Director's to move forward with the installations of security camera notification signs, not to total more than a dozen, along the main corridors of the District.
- It was noted that the BID submitted a legal services request (LSR) to the City of Miami Legal Department and received permission to proceed with the aforementioned security camera signage installations
- Commander Kerr expressed support for the Wynwood camera signage initiative, as per his past experiences in dealing with public camera networks.

Action Item:

- As per the results of the LSR, the Wynwood BID will proceed with the development and installation of public facing signs on the entry points of the neighborhood to notify visitors of the *Wynwood Security Network*.

FINANCE UPDATE:

- Manny Gonzalez provide an overview of the financials associated with the Wynwood BID for the 2019-2020 fiscal year.
- As per the annual audit by SKJ&T, the Wynwood BID received a “clean audit” for seventh consecutive year.
- It was noted that the BID assessment collections for the fiscal year were short \$124,000, with \$658,00 collected out of \$782,000.

- It was noted that in an effort to increase BID assessment collection rates, the Wynwood BID introduced ordinance language on December 10, 2020, to allow Miami-Dade County to collect BID assessments via Tax Rolls, which results in approximately 90% collection rates for comparable organizations such as the Coconut Grove BID.
- It was noted that the outstanding assessments with liens prior to November 1, 2021 will continue to be collected by the City of Miami Legal Department.
- As per the annual audit, it was noted that the Wynwood BID was short \$290,000 in parking waiver collections.
- It was noted that the Wynwood BID budgeted a total of \$1,292,450 in expenditures and spent \$1,016,901, thus under budget by \$275,549.
- Ritchie Tandoc from SKJ&T will attend the following BID Board meeting to present a comprehensive overview of the audit results.
- Manny Gonzalez provided an overview of the consolidated statement of activities as of December 31, 2021.
- It was noted that BID has \$571,630.02 total outstanding contributions to the *Wynwood BID Public Benefit Trust Fund* as of December 12, 2020.
- Manny Gonzalez provided an update on Resolution PH. 7 for the use of a *Uniform Method of Collecting Non-Ad Valorem Assessments*, via Miami Dade County's annual tax role that is released every November to all property owners within Miami Dade County.
- It was noted that Resolution PH. 7 was approved by the City of Miami Commission on January 28, 2021 and will now allow for the collection of BID assessments within the County tax roll released every November.

MARKETING & ECONOMIC DEVELOPMENT UPDATE:

- Albert Garcia provided an update on the NE 27 St. Wynwood-Midtown-Edgewater commuter rail station.
- It was noted that the *Northeast Corridor Coalition*, led by Albert Garcia, has been successful in advocating for the NE 27th St station.
- It was noted that the *Northeast Corridor Coalition* is in receipt of a Request for Letters of Interest (RFLOI) from Miami-Dade County for the NE 27th St station.
- It was noted Miami Dade County Commission approved a resolution on November 13th directing Mayor Daniella Levine Cava's administration to negotiate with Brightline for development of the commuter rail system.

Action Item:

- The Wynwood BID Board of Directors unanimously advised the BID to allocate \$50,000 for development of the schematic designs of the NE 27th St. Wynwood-Midtown-Edgewater commuter rail station.
- Kelly Penton from Kivvit PR provided a revised draft strategy titled “Work from Wynwood” for the BID to support its outreach efforts surrounding the strength and desirability of the area’s office market.
- Wynwood BID Marketing Manager, Chris Hoffman, provided the Marketing Report and the various initiatives that are currently in progress.
- It was noted that social media audience continues to grow with a total audience of more than 200,000. September social media posts received over 22,000 engagements combined.
- As per Albert Garcia, Wynwood is leading the recovery during the pandemic with pedestrian activity rising to approximately 70% of pre-pandemic numbers.
- It was noted that Wynwood had several new businesses open with the past 3 months and development construction has not slowed down.
- Glenn Orgin commended City of Miami Mayor Francis Suarez for the efforts to position Miami as a burgeoning technology hub akin to Silicon Valley and the need for Wynwood to begin to position itself.

CAPITAL & REGULATORY AFFAIRS UPDATE:

- Albert Garcia provided an update on Wynwood Streetscape & Street Tree Masterplan.
- It was noted that the City of Miami Commission voted unanimously on October 22, 2021 to approve the implementation of the Wynwood Streetscape & Street Tree Masterplan.
- As per the Wynwood Streetscape & Street Tree Masterplan, it was noted that there are three (3) woonerfs planned for development.
- It was noted that the BID contracted Arquitectonica-GEO to develop the landscape architecture schematic design for the NW 1st Ave woonerf from NW 29th St. to NW 25th St.
- It was noted that the BID anticipates commencement of the construction phase for the NW 3rd Ave and NW 1st Ave woonerfs within the next 24 months.
- Manny Gonzalez provided an update on the Wynwood Wayfinding & Signage Program initiative which will call for the installation of parking/wayfinding signage throughout the Wynwood District boundaries.

- As per precedents set by the Coconut Grove BID through inter-office memorandums with the City of Miami, the Wynwood BID will be responsible for routine repairs, upkeep, and if need be, replacement of the proposed wayfinding signage.
- Additionally, it was noted that the City of Miami, not the BID, should be liable should any unforeseen accident occur to the BID wayfinding signage.
- **See motion #2**

NEW BUSINESS:

- The Wynwood BID, in order to minimize vandalism to private property and ensure commissioned artists can operate unperturbed, created a mural notification form on the BID website, wynwoodmiami.com.
- The Wynwood BID strongly encouraged property owners to proactively provide notice of upcoming mural art projects to the City of Miami Police Department to ensure that artists are not misidentified as trespassing when performing commissioned work.
- Manny Gonzalez lauded Irving Lerner for his insistence on the development of a mural notification system several years ago and how the system has begun to function with more efficiency and total submittals submitted on a weekly basis, since its genesis.
- It was noted that the Wynwood BID also added a disclaimer for the mural notification form noting that advertisements on murals are strictly prohibited and governed under the City of Miami municipal code. In the event of a violation of the City code, including the erection of a mural without a permit, a civil penalty may be assessed or enforcement proceedings may be instituted with the City's code enforcement special masters. Each violation shall carry a civil penalty of \$1,000.00 per day or such greater penalties as are permitted by the law.
- The Wynwood BID continues to work with the City of Miami to report illegal advertisement mural
- The Wynwood BID has noted the Mural Notification Program as a success and has since then received over 60 mural applications.
- It was noted that David Charette resigned from the Wynwood BID Board due to health reasons but will continue to serve as a member of the Wynwood Design Review Committee (WDRC).
- It was noted the that Wynwood BID Board currently has two (2) vacant seats and intends to open elections in the coming months to fill in the seats.

- The open seats on the BID board currently consist of one (1) commercial property owner and one (1) established retail, cultural arts, office and restaurant business owner.
- It was noted that Albert Garcia, as the BID Board Chairman, intends to appoint a temporary BID board member in the interim.
- It was noted that the Wynwood BID Board also intends to open nominations for appointment to the WDRC due to two vacant seats for the WDRC: one member and one alternate.

It was noted Current members of the WDRC can self-nominate if they intend to continue their term.

- It was noted that co-living residential buildings are pending City of Miami Commission approval to become a new legal zoning designation under the Miami 21 Code.
- It was noted the new co-living designation will generally only be permitted in areas designated as Transit Oriented Development (TOD) zones.
- **Meeting adjourned at 12:37pm.**

MEETING MOTION SUMMARY:

MOTION #1: October 19, 2020 Board of Director's Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the October 19, 2020 Wynwood BID Board of Directors meeting minutes.

Albert Garcia provided first motion; Glenn Orgin seconded
Motion Passed Unanimously

MOTION #2: Agreement with Merje for Planning & Permitting for Wynwood Wayfinding Program:

- Upon a properly made and seconded motion, it was unanimously resolved to enter agreement with Merje for the planning & permitting of the Wynwood Wayfinding Program at a cost of \$115,365.

Glenn Orgin provided first motion; Gabriele Braha Izsak seconded
Motion Passed Unanimously