



## **Wynwood BID Board of Directors Meeting**

WeWork Wynwood

February 19, 2020 at 11:20 a.m. – 1:47 p.m.

360 NW 27 St, Miami, FL 33127

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

### **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  
David Charette, Wynwood BID  
Sven Vogtland, Wynwood BID

### **Members Absent:**

Leslie Sharpe, Wynwood BID – via phone

### **Others in Attendance:**

Mayor Francis Suarez, City of Miami  
Marta Martinez-Alemán, Miami-Dade County District #3  
Amy Hughes, City of Miami District #5  
Francisco Garcia, City of Miami Planning  
David Snow, City of Miami Planning  
Commander Daniel Kerr, City of Miami Police  
NRO Alfredo Matias- City of Miami Police  
Luis Fernandez, City of Miami Code Compliance  
Everton Garvis, City of Miami Finance  
Jessica Goldman Srebnick, Goldman Properties  
Victor Sanchez, Goldman Properties  
Daniel Whyte, Goldman Properties  
David Lerner, Lerner Family Properties  
Daniel Lombardi, Lombardi Properties  
Dylan Finger, Mana Wynwood  
Vanja Plavska, Mana Wynwood  
Victor Bernardez, Swarm  
Al Crespo, The Crespogram Report  
Erik Bojnansky, Biscayne Times  
Eli Mitrani  
Doug Levine  
Albert Price, Baz Baz  
Steven Wernick, Wernick & Co

Erin Sutherland, Wernick & Co  
David Polinsky, Fortis Design  
Alan Drummond, Coyo Taco/ 1-800 Lucky  
Catrina Pacinelli, Homecookin Hospitality Group  
Daniel Levine, Dasher & Crank  
Lalo Durazo, Bakan  
Brandon Heard, Dukunoo  
Gabriel Risquez, Fun Dimension  
Alan Ket, Museum of Graffiti  
Henry Bedoya, Concrete Beach Brewery  
Andy Gonzalez, Wynwood Garage  
Brad Gallagher, Freehold  
Gregory Blanco, Brick  
John Janusz, Freebee  
Richie Tandoc, SKJT&G  
Kelly Penton, Kivvit PR  
Taylor Cavazos, Kivvit PR  
Manny Gonzalez, Wynwood BID  
Aleksander Sanchez, Wynwood BID  
Christopher Hoffman, Wynwood BID

- Executive Director, Manny Gonzalez, called the Wynwood Business Improvement District Board of Directors meeting to order at 11:20 a.m.
- It was noted that *WeWork*, in conjunction with Goldman Properties, granted the Wynwood BID allowance to host the Board of Director's meeting within the WeWork Conference located on the top floor of the Wynwood Garage, 360 NW 27 St, Miami, FL 33127.
- The Wynwood BID presented Jessica Goldman Srebnick, CEO of Goldman Properties, an *Award of Appreciation* for her outstanding and dedicated service to the community.

#### **EXECUTIVE DIRECTOR REPORT:**

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District (BID) as of February 18, 2020.
- It was noted that Wynwood 5:00am alcohol sales and consumption extension and noise prohibition waiver request for Miami Music Week 2020 was withdrawn, at the request of the Wynwood BID due to the security issues experienced on the week of the Superbowl in Wynwood. The item will be brought up again at the next meeting for approval.
- As per Manny Gonzalez, it was noted that the Wynwood BID received the first of several public records requests from Al Crespo on January 27<sup>th</sup> for documents involving the topics of noise complaints, special event permitting and TUPs.

- It was noted that Wynwood BID also received a public record request from the City Clerk's Office on February 11<sup>th</sup> for the February 11<sup>th</sup> Wynwood Design Review Committee (WDRC) agenda, which was provided by the City of Miami.
- As per Manny Gonzalez, it was noted that the Miami Parking Authority (MPA) yearly transaction totals for Wynwood indicate that visitor totals for the neighborhood are still on an upward trend.
- Manny Gonzalez provided the dates tentative BID Board of Director's meeting dates for the remainder of the calendar year.
- The Wynwood BID Project Coordinator operation update was postponed due to time constraints.

**DICUSSION WITH CITY OF MIAMI MAYOR:**

- City of Miami Mayor Francis Suarez expressed concerns about the direction of Wynwood.
- It was noted that Wynwood BID Board Chairman and founding member, Albert Garcia, provided background on the formation and purpose of Wynwood BID Board and Neighborhood Revitalization District (NRD-1).
- It was noted that Albert Garcia opened the conversion for public comment.
- It was noted that Doug Levine, a property owner in Wynwood, believes that sound is an issue for incoming residents.
- Doug Levine alluded to the noncompliant Temporary Use Permit (TUP) at the Mana site, as a major contributor the noise issue and quality of life afflicting residents of Wynwood 25.
- It was noted that Daniel Levine, founder of Dasher and Crank, expressed frustration and concern over food trucks illegally parked within the Mana TUP and about the length of time it took to resolve the matter.
- As per Daniel Levine, City of Miami Code Compliance was contacted, as were the Wynwood BID and the Wynwood NET police.
- Claudia Gold, a resident of Wynwood 25 and founder of Walkable Wynwood, expressed safety concerns over the lack of the pedestrian crosswalks on NW 2 Ave.
- Alan Drummond, co-founder of Coyo Taco and 1-800 Lucky, expressed that the businesses and residents of the community can coexist if the business heed the rules and follow proper business practices.
- Lalo Durazo, founder of Bakan, expressed that Wynwood is at a turning point and its identity must be preserved through the intervention of an expert.

- Alan Ket, co-founder of Museum of Graffiti, expressed concern about the change in the nature of the art community and the proliferation of commercial alcoholic advertisement murals.
- David Polinsky, as local developer and business owner, questioned Moishe Mana's intentions to work in conjunction with the Wynwood BID.
- As per David Polinsky, Moise Mana and his associate's intention is to make Wynwood solely an entertainment district is opposed to the Wynwood BID's goal to develop Wynwood is a neighborhood where people can "live, work, eat, play and learn".
- As per David Polinsky, developers are heavily interested in the growth of the neighborhood.
- It was noted that David Charette emphasized that an establishment with a liquor license generally cannot sell alcohol or have alcohol consumption on premises past 3am.
- It was noted that David Charette believes that an entity such as the Wynwood Marketplace is a detriment to the community, considering the undercutting of brick and mortar businesses.
- David Charette expressed concern and frustration over the lack of enforcement of traffic laws and regulations within the BID.
- It was noted that ride share companies such as Uber & Lyft are still dropping people off on the driving lane and are cause dangerous situations
- It was noted that Gabriel Braha disagreed with David Charette and expressed that bars are just as important to the community.
- It was noted that Sven Vogtland emphasized the concerns the Wynwood neighborhood is attempting to address will not affect legitimate Food & Beverage establishments follow the City of Miami Ordinances.
- Albert Garcia emphasized that it is not the intention of the BID to "shut down the party", but to ensure that the "bad actors" abide by the same rules and regulations as the rest of the community.
- Manny Gonzalez expressed discontent over Mana Wynwood and Swarm for their repeated disregard of City Code of Ordinances and the negative impact their activities have had over the community.
- Manny Gonzalez expressed discontent for their subsequent personal attacks of his character for his attempts to get to inform the City of Miami of compliance.
- As per Manny Gonzalez, it was noted that City of Miami ordinances provide the ability to resolve the issues if enforced.

- City of Miami Mayor Francis Suarez alluded to similar “hotspots” within Miami-Dade County that have become desolate, i.e. Washington Avenue & Coconut Grove, to due to stringent ordinances requested by the residents and warned the Wynwood BID that similar action could “kill the goose that lays the golden egg”.
- As per Mayor Francis Suarez, it was noted that Wynwood needs to increase the number of crosswalks within the District.
- Mayor Francis Suarez referred to Wynwood as a microcosm for the City of Miami and stated that many of the issue afflicting the stakeholders and residents of Wynwood have been noted across the City, e.g. outdoor noise and food trucks undercutting brick & mortar establishments.
- As per Mayor Francis Suarez, it was noted that Wynwood is undergoing an identity crisis.
- It was noted that the City of Miami is in the process of revising *Miami21 Zoning Code*.
- Mayor Francis Suarez referenced to action taken by his administration after attending the Wynwood Stakeholders meeting on January 13<sup>th</sup>.
- It was noted that the City of Miami will appoint a new City Manager on Monday, February 24<sup>th</sup>.
- It was noted that Mayor Francis Suarez advised the Wynwood BID Board to work collaboratively to address concerns through amendments to the NRD-1.
- It was noted that Mayor Francis Suarez expressed his receptiveness to meeting with the Wynwood BID on a regular basis.
- It was noted that the Mayor Francis Suarez asked the Director of Code Compliance, Adele Valencia, to be “as aggressive as possible” in enforcement.
- Al Crespo, an independent photojournalist and ardent critic of the City of Miami and Miami-Dade County governments, criticized Mayor Francis Suarez for his lack of action in addressing the concerns of Wynwood stakeholders.
- Al Crespo alluded to letters addressed to the Mayor Suarez from former Wynwood 25 resident, Michael Fogarty, and Wynwood based property owner and developer, David Lombardi, asking for action against Swarm and Mana Wynwood for their repeated Code violations.
- Al Crespo queried Mayor Francis Suarez as to why the Film & Cultural Administrator for the City of Miami, Vicente Betancourt, is still employed.
- It was noted that Al Crespo believes that the Wynwood community is suffering due to lack of enforcement from the City of Miami.

- Al Crespo alluded to the owners of Dasher & Crank, Daniel Levine, and Ola Kayal, Nabati Vegan Ice Cream, and sympathized for their efforts to operate a brick and mortar establishment in Wynwood despite being undercut by an organization like Swarm running the Wynwood Marketplace.
- It noted that Al Crespo urged Mayor Francis Suarez to “step up”.
- Mayor Francis Suarez disagreed with Al Crespo’s comments and reasserted that action has been taken since the January meeting with Wynwood Stakeholders.
- Manny Gonzalez alluded to the fact that residents surround the Dome, located at 1700 NE 2 Ave., were suffering due to the Million Dollar Bowl, i.e. the “The Stripper Bowl”, post-Super Bowl party.
- Mayor Francis Suarez advised the Wynwood BID that concerns regarding the noticing of Special Events can be addressed through amendments to the NRD-1.

**TEMPORARY USE PERMIT DISCUSSION:**

- It was noted that City of Miami issued a new *Temporary Use on Vacant Land Permit* (TUP) for 210 and 243 NW 22 Terrace e.g. The Wynwood Mana Lot.
- Jon Paul Perez noted that common thread for discontent in Wynwood is the lack of enforcement of city ordinances for the Mana Wynwood TUP and the renewed permit conditions intends to resolve the majority of the issues.
- As per Albert Garcia, it was noted that condition 6 of the approved TUP states that Special Events are strictly prohibited at the property.
- Glenn Orgin expressed concerns about the increased presence of homelessness in the southeast quadrant of Wynwood.
- As per Manny Gonzalez, the Wynwood BID will contact the Southeast Overtown / Park West Community Redevelopment Agency (SEOPW CRA) and the Omni CRA to assist on the matter as they are governmental entities responsible for the southeast quadrant of Wynwood.
- David Charette asked the Wynwood BID Board on how to hypothetically remove Swarm from operating within Wynwood.
- Albert Garcia replied by noting that all violations of the conditions listed within the new Mana Wynwood TUP shall be subject enforcement and potential revocation of the Permit, Certificate of Use, or Business Tax Receipt.
- It was noted that Code Compliance Field Supervisor, Luis P. Fernandez, advised the Wynwood BID Board of Director’s that Code Compliance can seek to assign a beat

inspector for Wynwood due to the frequency of code violations and to ensure that concerns more readily addressed.

### **SECURITY UPDATE:**

- City of Miami Police Commander, Dan Kerr, provided a February 2020 security update to the Wynwood BID Board of Directors.
- As per Commander Kerr, there are 3 cases currently open for violent crimes.
- As per Commander Daniel Kerr, there has been a downward trend for the Wynwood in crime as of October 2019 and they are leading the city in crime reduction.
- It was noted that the violent crimes are considered isolated incidents, and that Commander Kerr does not believe that Wynwood is dangerous but encourages visitors to remain vigilant of suspicious activity.
- It was noted that Superbowl 2020 week was a success with no major incidents to note.
- It was noted that the Wynwood Marketplace was shut down on February 15<sup>th</sup> by the City of Miami Police for failure to comply with the conditions under the renewed Temporary Use Permit (TUP) for 210 and 243 NW 22 Terrace.
- As per Commander Kerr, the ongoing noise issue plaguing residents of Wynwood 25 will be mitigated by the new TUP conditions but there are other parties contributing to the noise issue that need to be addressed.
- Irving Lerner lauded Commander Kerr for his service to the community and expressed concern over rumors that Commander Kerr might be removed from duty due to reasons not specified.
- It was noted that Commander Kerr believes that commercial murals are disingenuous to the character of the neighborhood.

### **MARKETING UPDATE:**

- The Chairman of the Wynwood BID Marketing Committee, Albert Garcia, presented a 90 second video montage of Superbowl
- As per the Wynwood BID Marketing Coordinator, Chris Hoffman, the Wynwood website refresh will be live in March.
- As per Marlo Courtney, it was noted that local Wynwood establishments are participating in the 2020 Food Network South Beach Wine and Food Festival.
- It was noted that Southern Glazer's Wine and Spirits open a showcase facility for hospitality and education on 2105 N Miami Ave and is now a part of the BID

- The Kivvit public relations update of communications initiatives was postponed due to time constraints.
- **(Marketing Committee Packet on File)**

### **FINANCE UPDATE:**

- The Wynwood BID financial report January update was postponed due to time constraints.
- **(Finance Committee Packet on File)**

### **CAPITAL & RESILIENCY UPDATE:**

- It was noted that the City of Miami, after having commissioned Local Office Landscape Architecture (LOLA) to design a Woonerf in Wynwood, was selected to receive a City Award for resilience and infrastructure at the Climathon Global Awards in Paris' Grand Palais on January 31, 2020.
- It was noted that David Snow was in attendance on behalf of the City of Miami and informed the BID that Miami received 2<sup>nd</sup> place at the awards.
- It was noted that the City of Miami was the only city within the United States of America to be selected as finalist for the Climathon Global Award.
- As per David Snow, it was noted that the final draft of the Wynwood Streetscape and Street Tree Masterplan has been completed and will be disseminated to the Wynwood BID sometime next week for review and formal approval by the BID Board of Director's at the following board meeting in March 2020.
- It was noted that the City of Miami Planning Department is currently pulling case studies on how to feasibly implement the Wynwood Streetscape and Street Tree Masterplan.
- As per David Snow, the NRD-1 amendments to incorporate the Wynwood Streetscape and Street Tree Masterplan will be reviewed on the April 15<sup>th</sup> City of Miami Planning, Zoning & Appeals Board (PZAB) meeting.
- It was noted that the Wynwood BID is concerned about City of Miami's Office of Capital Improvements (OCI) approved road diet of NW 29 St from NW 7 Ave to NW 2 Ave (Project # 40-B30896), which is currently under subsequent review by Miami Dade County officials, and the potential conflict with the Florida Department of Transportation's (FDOT) exploration of developing an Interstate 95 exit ramp on NW 29 St for Wynwood.
- Wynwood talked about opportunities for canopies and other lower cost initiatives to increase walkability within the area



- **(Capital & Resiliency Packet on File)**

**NEW BUSINESS:**

- Al Crespo expressed criticism over the Miami-Dade County Homeless Trust's efforts in addressing homelessness through the outreach and cleanup events as they are temporary solutions to a long-standing issue.
- Henry Bedoya from Concrete Beach Brewery expressed concern over the increasing amount of animal waste on the public right of way due to the Wynwood 25 residents with pets.
- It was noted that the Wynwood BID will contact to developer about installing Commercial Dog Waste Stations include a post, sign waste can and a bag dispenser, with plastic waste pick-up bags.
- **Meeting Adjourned 1:47pm**

## **MEETING MOTIONS SUMMARY:**

### **MOTION #1: January 15, 2020 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the January 15, 2020 Wynwood BID Board of Directors meeting minutes.

Glenn Orgin provided first motion; Irving Lerner seconded  
Motion Passed Unanimously