



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

WeWork Wynwood

January 15, 2020 at 11:00 a.m. – 12:15 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  
Jon Paul Perez, Wynwood BID  
Leslie Sharpe, Wynwood BID  
Glenn Orgin, Wynwood BID  
Gabriele Braha Izsak, Wynwood BID  
David Charette, Wynwood BID  
Sven Vogtland, Wynwood BID

### **Members Absent:**

Marlo Courtney, Wynwood BID

### **Others in Attendance:**

Marta Martinez-Alemán, Miami-Dade County District #3  
Amy Hughes, City of Miami District #5  
Natalya Sangster, City of Miami District #5  
Luis Fernandez, City of Miami Code Compliance  
Daniel Whyte, Goldman Properties  
David Lerner, Lerner Family Properties  
Esther Lerner, Lerner Family Properties  
Emily Barstow, Coyo Taco/ 1800 Lucky  
Katrina Klaus, Coyo Taco/ 1800 Lucky  
Tina Brady, Walt Grace Vintage  
Jonathan Lewis, Walt Grace Vintage  
Raul Contreras, BB&T  
Allison Freidin, Museum of Graffiti  
Bhavin Dhupelia, Rupees  
Riste Sekuloski, Cafeina  
Kathleen Smith, WeWork  
Jonas Mikolich, Revel  
Catherine Lackner, Miami Today  
Steven Wernick, Wernick & Co  
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 11:00 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 Mario F. Núñez, City of Miami Director of Solid Waste Department, an *Award of Appreciation* for his 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 January 14, 2020.
- It was noted the Wynwood BID currently has two open Legal Service Requests in progress for clarification at the City of Miami for CCTV camera signage requirements & outdoor warrants and requirements.
- It was noted that Ritchie Tandoc from SKJT&G will present the findings of Wynwood BID annual Audit at the February 2020 Board of Director’s meeting.
- It was noted that the Wynwood BID, with allowance from Sven Vogtland, hosted the annual holiday celebration on December 11<sup>th</sup> at 1-800-Lucky.
- It was noted that the Wynwood BID Board of Director’s will be visiting the City of Miami Police Department *Real Time Crime Center* on January 16, 2020.
- Manny Gonzalez provided a sample copy of the revised “Park Smart” sign intended to be installed throughout Wynwood by Art Week 2019.
- It was noted that the Wynwood BID partnered with the City of Miami Police Department for the inclusion of a QR code to provide pedestrians with quick access to the BID map and aid in wayfinding.
- Manny Gonzalez provided a 24-page final draft of the Wynwood BID Annual Report for FY 2018-2019.
- It per Albert Garcia, it was noted that the Wynwood BID will shortly release a public facing version of the annual report.
- It was noted that the 2-hour extension request for alcohol consumption during Superbowl Week 2020 is scheduled to be heard at the January 16<sup>th</sup> City of Miami Commission Meeting.

- The Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.
- It was noted that there were 8 instances of illegal dumping reported since the last board meeting on December 11<sup>th</sup>.
- It was noted that there is a new Illegal dumping hotspot on 2311 NW 2 Ave. The matter has been reported to various departments including Solid Waste, PD, Code Compliance, and the Wynwood NET.
- It was noted there is a *Wynwood Homeless Outreach & Cleanup* tentatively scheduled for January 21<sup>st</sup>. The Wynwood BID created a map of know homeless encampments to ensure all areas of concern are addressed.
- The Wynwood BID continues communication with FPL for the development of an agreement with Miami-Dade County for the LED retrofit of the existing streetlights on NW 20th Street and North Miami Avenue.

#### **MARKETING UPDATE:**

- Taylor Cavazos from Kivvit PR provided an update of communications initiatives promoting Wynwood as a national destination and of prominent events occurring in Wynwood, particularly during Art Week 2019 and for the upcoming Superbowl LIV Week.
- As per Albert Garcia, it was noted that as part of the Wynwood film series partnership with O Cinema, the next film in the series will be “The Matrix” on January 26<sup>th</sup> at the Wynwood Marketplace, 2250 NW 2nd Avenue.
- It was noted that the screenings will be held at 7 p.m. on the last Sunday of every month and will be free to the public.
- As per Albert Garcia, it was noted that the 18<sup>th</sup> annual Urban Land Institute (ULI) *Hines Student Competition* will be hosted in Miami during January 2020, in which 124 teams representing 56 universities will compete to develop a comprehensive design plan for a six-block Study Area between Edgewater and Wynwood.
- It was noted that the Wynwood Business Improvement District and the community have been advocating for a Tri-Rail station to serve the area.
- Wynwood BID Marketing Coordinator, Christopher Hoffman, provided an overview of the Wynwood BID website overhaul.
- Manny Gonzalez lauded the Wynwood BID Marketing Coordinator, Chris Hoffman, for his management of the Trip Advisor profile for Wynwood and his steadfast work in promoting Wynwood.

- **(Marketing Committee Packet on File)**

### **FINANCE UPDATE:**

- Manny Gonzalez provided an update of the Wynwood BID financial report December 2019.
- It was noted that the Wynwood BID received an assessment wire of \$475,093 from the City of Miami on January 10, 2020.
- Manny Gonzalez provided an update on the assessment history from FY'13 to the current year, the following totals are representative of outstanding assessments:
  - \$13,085 outstanding assessments FY 2013-2014
  - \$13,252 outstanding assessments FY 2014-2015
  - \$18,075 outstanding assessments FY 2015-2016
  - \$30,908 outstanding assessments FY 2016-2017
  - \$92,512 outstanding assessments FY 2017-2018
  - \$90,704 outstanding assessments FY 2018-2019
- The City of Miami has begun the demand proceedings for all outstanding BID assessments for FY 2018-2019. Payments are due with an 8% penalty.
- It was noted that the Wynwood BID sent the FY 2019-2020 assessment invoices on September 2019 and collected the following:
  - \$129,921 in October 2019
  - \$137,443 in November 2019
  - \$126,887 in December 2019
- Manny Gonzalez provided an update on the Wynwood BID Public Benefit Trust fund account which has now been allowed to be deposited into our Bank of Ozark account to earn interest, as per meeting with the Finance Department on December 10<sup>th</sup>, 2019.
- It was noted that the Wynwood BID is developing a committee for the allocation of funds collected within the NRD-1 to support reinvestment and supplement affordable/ workforce house, public parks and open space, and civic space or civil support space within the NRD-1 boundaries.
- As per Manny Gonzalez, it was noted that the Wynwood BID is in the process of updating the BID signatory list with Bank OZK.
- **(Finance Committee Packet on File)**

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

- Manny Gonzalez provided an update on the Wynwood BID Capital & Resiliency Committee.

- It was noted that ArquitectonicaGEO will present to BID Board of Directors at the February board meeting for final review and consent of the Wynwood Streetscape and Street Tree Masterplan.
- It was noted that The Wynwood Design Review Committee (WDRC) seats are now up for appointment by the Wynwood Business Improvement District (BID) Board. The WDRC shall consist of seven members and one alternate.
- Its noted that members of the WDRC shall be persons of experience, mature judgment and background; having knowledge of the Wynwood Arts District; and having the ability, special professional training and interest to act in the public interest in order to make informed and equitable decisions concerning art, architecture, urban, physical and site design for developments within the Wynwood NRD-1 boundaries.
- To be eligible for appointment, the BID must receive a bio and/or resume along with a completed nomination form via email or U.S. Mail on or before 5:00 PM on Wednesday, February 12, 2020.
- It was noted that the City of Miami moratorium on construction work and staging within the public right of way during the 2020 Superbowl festivities will be from January 24<sup>th</sup> to February 9<sup>th</sup> and will include all of Wynwood.
- Allison Freidin from Museum of Graffiti expressed concern after one of their curated artists received a reprimand from the City of Miami for blocking the public right of way for mural work during Art Week.
- As per Leslie Sharpe and Albert Garcia, the Wynwood BID created a webpage within the BID website, <https://wynwoodmiami.com/>, for mural affidavit applications in anticipation of Art Week for property owners to submit prior to the commencement of any mural work.
- It was noted that applicants can also reserve spot from the MPA ahead of time in anticipation of mural work.
- It was noted that there will not be any Wynwood BID event related street closures during Superbowl week.
- **(Capital & Resiliency Packet on File)**

**NEW BUSINESS:**

- Raul Contreras made introduction to the Wynwood BID Board of Director's and meeting attendees on behalf of the new BB&T location on 2667 NW 3 Avenue.
- Jonathan Lewis, on behalf of Walt Grace Vintage, expressed concerns about the change in demographic during Art Week 2019 having a negative impact on business.

**Action Item:**

- The Wynwood BID Chris Hoffman will follow up with regards to getting them more involved with the Marketing Committee
- It was noted that the City of Miami, after having commissioned Local Office Landscape Architecture (LOLA) to design a Woonerf in Wynwood, has been selected 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 the Wynwood BID will be attending the groundbreaking for the *Gateway at Wynwood* development is January 17<sup>th</sup> 2020.
- It was noted that the Wynwood BID Project Coordinator, Aleksander Sanchez, received a 99 out 100 for his annual review and will receive a \$5000 raise to his salary.
- It was noted that David Charette advised the Wynwood BID, as per recommendation from a City of Miami ethics training course, that BID board members may required a designated BID email for board related matters.

**Action Item:**

- Manny Gonzalez will submit a legal services request (LSR) to the City Attorney's Office to advise on the matter,
- **Meeting Adjourned 12:15pm**

## **MEETING MOTIONS SUMMARY:**

### **MOTION #1: December 11, 2019 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the December 11, 2019 Wynwood BID Board of Directors meeting minutes.

Albert Garcia provided first motion, Sven Vogtland seconded  
Motion Passed Unanimously