



Wynwood BID Board of Directors Meeting

Wynwood BID Office

July 11, 2018 at 11:15 a.m. – 12:51 p.m.

2751 N Miami Avenue #3, Miami, FL 33127

Meeting Minutes are not verbatim

Board Members in Attendance:

Joseph Furst BID Board Chairman

Albert Garcia, Wynwood BID

David Polinsky, Wynwood BID

Irving Lerner, Wynwood BID

Jonathan Yormak, Wynwood BID

Dylan Finger, Wynwood BID

Members Absent:

Others in Attendance:

NRO Alfredo Matias, City of Miami PD

Daniel Diaz, City of Miami Attorney's Office (*phone*)

Marta Martinez-Alemán, Miami Dade County

Marlo Courtney, Goldman properties

Robert Hoffman, Goldman Properties

Steve Wernick, Akerman LLP

Jamie Moleinis, Mana Wynwood

Nick A. Inamdar, Magellan Housing

Catherine Lackner, Miami Today

John E. Kassar, McGowan Builders

John Heffernan, Kivvit

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 11:15 a.m.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives in progress by the Wynwood BID.

- As of June 26, 2018, a draft of the Wynwood Baseline services agreement has been sent to the directors of public works, NET, Code Enforcement and City of Miami Police for final update before being submitted to the City Manager for final ratification.
- It was noted that the Wynwood BID has been in contact with the City of Miami Public Works Department discussing the proposed introduction of hot dog vending carts within the District.
- The Wynwood BID noted via email that our sidewalks are too narrow, due to its industrial origins and that this would open the flood gates for carts in the public right of way and exponential increase on incidents involving the public and vehicular interactions.
- **Reference motion #2**
- It was noted the Wynwood BID hosted a meeting with representatives from the Wynwood/Edgewater NET office, City of Miami Police Department, and Beauchamp on Thursday, July 19, 2018 to discuss the crane demobilization scheduled for Monday, July 30th, 2018.
- It was noted that the Wynwood/Edgewater NET office will create and distribute flyers for the upcoming 24 St. crane demobilization meeting scheduled for July 19th at the BID office.
- The Wynwood BID has scheduled a multi-departmental meeting with the City of Miami Code Compliance, Public Works, Miami Police, and the Wynwood/Edgewater NET office to begin preparations for the Art Basel street closure in 2018.
- It was noted that on July 1, 2018 Manny Gonzalez, on behalf on the Wynwood BID, has accepted an invitation to be part of the City of Miami Police Chief Jorge R. Colina's *Leadership Council*.
- **Executive Director Report on File**

MARKETING UPDATE:

- John Heffernan provided an update on the various initiatives that have been spearheaded by Kivvit PR on behalf of the Wynwood BID.
- Marketing Coordinator Chris Hoffman provided an update on the various initiatives that the Wynwood BID Marketing Department has undertaken since our last meeting.
- Marlo Courtney requested the Wynwood BID make an announcement for the opening of the Goldman parking garage located on 2660 NW 3rd Ave.

- It made noted that Wynwood BID entered in an agreement with Integra Realty Resources for the Wynwood Market Report and the retainer fee has been mailed out.
- As per conclusion of Quick Build submittal process Sebastian Cuevas and Cristina Nunez from Argentina have been chosen as the winner for the *Quick Build Design Contest* which will be submitted to Miami Dade County and the City of Miami for joint approval.
- Albert Garcia stated that the Wynwood BID will submit a legal services request for the extension of alcohol sales during Art Week and New Year's Day, as per meeting with representatives from District #5.
- **Marketing Committee on File**

FINANCE COMMITTEE UPDATE:

- Jonathon Yormak provided an overview of the 2018-2019 Wynwood BID draft budget that was reviewed by the Finance Committee on July 10, 2018.
- It was noted that Manny Gonzalez received a perfect, or near perfect, score on his yearly performance evaluation as Executive Director of the Wynwood Business Improvement District.
- The Wynwood BID Board of Directors unanimously agreed to retroactively approve pay increase totaling \$7,000, as per approved budget, due to performance review, in addition, salary will total \$111,000 with \$6,000 reimbursement for phone and auto on October 1, 2018.
- As per the recommendation from the Wynwood BID Board of Directors it was requested for Manny Gonzalez to discuss with Paychex the potential of adding a 401(k) to his ED employment package.
- **Reference Motion #3**
- It was noted that the Wynwood BID will put out a press release once the *2018-2019* budget is approved by the City of Miami Commission.
- **Finance Committee Packet on File**

PLANNING AND ZONING UPDATE:

- Planning and Zoning Chairman, David Polinsky, provided an update on the various planning and zoning initiatives that are currently in progress.
- It was noted that the Wynwood BID was unable to find a sponsor for the proposed *small-scale legislation* and fast track it for commission approval. The proposed legislation is currently under a public comment period.

Action Item:

- David Polinsky proposed that the Wynwood BID create a sub-section within www.wynwoodmiami.com containing information pertaining to the *small-scale legislation* to encourage public awareness.
- It was requested for Kivvit to send out emails concerning the Small-Scale Legislation to both property and business owners in the Wynwood BID area.
- David Polinsky provided an update on the proposed Wynwood Transit Station Study, Wynwood Transportation Study, Wynwood Parking Study, and the Road Impact Fee Study that were previously approved at the Finance Committee meeting on July 10, 2018.
- Marta Martinez-Alemán suggested the Wynwood BID be mindful with the timing of Transit Study, since it is currently summer, and the vehicular counts will reflect lower totals.

Action Item:

- David Polinsky requested the Wynwood BID pull information on all interim parking permit applications from the City of Miami Zoning Department pertaining to the Wynwood BID area.
- David Polinsky suggested the Wynwood BID develop a section in the www.wynwoodmiami.com to publicly display *GMCVB* data findings and 2018 property tax report that was facilitated by CCSG.

Action Item:

- David Polinsky requested the Wynwood BID coordinate a meeting with Miami Parking Authority and the surface lot operators in Wynwood to discuss potential parking solutions.

Action Item:

- Albert Garcia requested the Wynwood BID add information pertaining to available surface parking lots to the *Wynwood Welcome Packet*.
- It was noted that there currently (5) interim parking lots that are the process of permitting at the City of Miami.
- **Planning & Zoning Committee Packet on File**

NEW BUSINESS:

- Daniel Diaz provided an update of the open legal services request for the amendment of the ordinance pertaining to the composition of the Wynwood BID Board of Directors.

Action Item:

- David Polinsky requested for the Wynwood BID to review if the amendment will allow for owners of equity to be eligible for the Wynwood BID Board of Director's, in addition to the creation of two business related seats to the Board.
- It was noted the LSR is under final review and that the final draft will be released to the Board of Director's in the coming weeks.

Action Item:

- David Polinsky requested for the Wynwood BID to identify candidates to substitute David Lombardi after his exit from the Wynwood BID Board of Director's.

Action Item:

- It was requested for Wynwood BID to schedule a meeting with the Wynwood area parking operators and the Miami Parking Authority to discuss employee parking solutions.
- It was requested for the parking study to include a "best practices" section for the creation and implementation of temporary parking lots.
- Joseph Furst informed the Wynwood BID Board of the recent state approval for Edgewater casino and jai-alai located on 3030 Biscayne Blvd.
- Discussion regard the casino was deferred until the next Wynwood BID Board of Director's meeting until all Board members have had a chance to review all of the material written about this in periodicals.
- Albert Garcia requested for Kivvit to gather information on the Edgewater casino and disseminate it to the board of directors.
- It was noted that the next Board of Director's meeting has been scheduled for August 6th, 2018 at 1 p.m.

Meeting adjourned: 12.51 pm

MEETING MOTIONS SUMMARY:

MOTION #1: APPROVAL OF JUNE 13, 2018 MEETING MINUTES:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the June 13, 2018 Wynwood BID Board of Directors meeting minutes.

Albert Garcia provided first motion, Jonathan Yormak seconded
Motion Passed Unanimously

MOTION #2: VENDING CARTS IN WYNWOOD DISTRICT:

- Upon a properly made and seconded motion, it was unanimously resolved for the Wynwood BID to work with the City of Miami to pursue means of prohibiting vending carts in the public right of ways, within the boundaries of the Wynwood BID District.

Joseph Furst provided first motion, Albert Garcia seconded
Motion Passed Unanimously

MOTION #3: 2018-2019 WYNWOOD BID 2018-2019 BUDGET:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the proposed 2018-2019 Wynwood BID budget totaling \$1,430,160.

David Polinsky provided first motion, Jonathan Yormak seconded
Motion Passed Unanimously