



Wynwood BID Board of Directors Meeting

Wynwood BID Office

June 13, 2018 at 11:00 a.m. – 1:30 p.m.

2751 North Miami Avenue #3, Miami, FL 33127

Meeting Minutes are not verbatim

Board Members in Attendance:

Albert Garcia, Wynwood BID

David Polinsky, Wynwood BID

Irving Lerner, Wynwood BID

Jonathan Yormak, Wynwood BID

Dylan Finger, Wynwood BID

Members Absent

Joseph Furst, BID Board Chairman

Others in Attendance:

Commander Dan Kerr, City of Miami PD

Daniel Diaz, City of Miami Attorney's Office

Cynthia Cruz, City of Miami NET

Joseph Eisenberg, City of Miami

Marlo Courtney, Goldman properties

Robert Hoffman, Goldman Properties

Ingrid Marte, Goldman Properties

Steve Wernick, Akerman LLP

Nicolas Barshel, Akerman LLP

John Heffernan, Kivvit

Cindy Lerner, Wynwood BID

Manny Gonzalez, Wynwood BID

Aleksander Sanchez, Wynwood BID

Chris Hoffman, Wynwood BID

Carlos Vargas, Bank of the Ozarks

Charles Badell, Integra Realty Resources

Patrick Murdoch, Fireman Derek

Robin Alonso, CREC

Mark Stallworth, Commissioner Hardemon's Office

- Executive Director, Many Gonzalez, called the Wynwood Business Improvement District Board of Directors meeting to order at 11:00 a.m.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives in progress by the Wynwood BID staff.
- It was noted that due to hiring of an operations and marketing coordinator, the Wynwood BID will need to transfer (2) clean team members back to contractor status, similar to the other (6) clean team members.
- The Wynwood BID processed the holiday bonus for the week of June 8th, in order to allow for clean team staff to enter hours worked at the conclusion of the work week versus at the beginning, thus simplifying and refining the payment process.
- In light of the construction happening on NW 24 St. the Wynwood BID developed and submitted a draft of a *Construction Mitigation Plan* to the City of Miami Department of Public for review.
- It was noted that Manny Gonzalez and Albert Garcia met with Miami Dade County officials to discuss the recent flooding on North Miami Avenue and it was discovered that a pair of storm drains had been cut off from the rest of the drainage system for reasons undetermined.
- As per meeting with Miami Dade County, the County technicians have plans to reconnect storm drains on NE 25 and NE 26th street that have been causing the flooding due to not being connected to the main drainage lines for decades.
- Executive Director Manny Gonzalez gave an update on the Block by Block ambassador program including the current draft of the program budget and overview of services and potential uniforms.
- The Wynwood BID will work with Block by Block to have them provide the Clean Team uniforms, walkies, reflective gear, etc. to ensure the ambassadors and the cleaners appear cohesive.
- It was noted that the Coconut Grove BID Block by Block agreement was selected for a “piggy back” due to their contract allowing for a potential addition of Block by Block cleaners in the future if deemed necessary.
- As per request from Manny Gonzalez, evaluation forms were handed out to Wynwood BID board members for immediate submittal. The result of which will be discussed on the next board meeting.
- As per Manny Gonzalez, the Wynwood BID, in conjunction with the Wynwood/Edgewater NET office, has been active in oversee quality of life improvements throughout the district.

- It was noted that Projects Coordinator, Aleksander Sanchez, submitted a report to the City of Miami Public Works documenting 351 streetlights in the Wynwood BID that can be retrofitted with LED lighting
- **Reference Motion #2**
- **(Executive Director Report on File)**

SECURITY/ CLEAN TEAM UPDATE:

- City of Miami Police Commander Dan Kerr provided an April 2018 security update to the BID Board of Directors.
- It was noted by Commander Kerr that while the amount property crimes have remained consistent there has been a decrease in crimes against individuals.
- There was a general update on the LimeBike scooters that have been dispersed throughout the Wynwood District by Commander Kerr and it was reiterated that the department that handles motor vehicles within the City of Miami has confirmed that the scooters are illegal, and the City Attorney's Office will be handing out cease and desist letter to Lime, OFO, and Bird.
- David Polinsky noted that scooters are a great last mile transportation solution, but they are inherently dangerous.
- It was noted that non-motorized bicycles are still legal.

MARKETING UPDATE:

- John Heffernan provided an update on the various initiatives that have been spearheaded by Kivvit PR on behalf of the Wynwood BID *i.e.* press releases on the Tri Rail station and the Small-Scale Development legislation, promoting the upcoming Home Design and Remodeling Show, promoting the Quick Build challenge, launching a Foodie Tour, etc.
- Marketing Coordinator Chris Hoffman provide an update on his various actions since commencing his position within the Wynwood BID.
- Albert Garcia introduced Charles Badell from Integra Realty Resources (IRR) whom which solicited to the Wynwood BID board for the creation a market report of the Wynwood BID area.
- As per Charles Badell, the market report will primarily cover a retail analysis.

- Dylan Finger and the rest of the BID board suggested IRR expand the scope of report to include office and residential markets.
- As per Charles Badell, IRR can release an amended market report proposal for the Wynwood BID in a couple days' time.
- It was noted that the Quick Build 3rd Avenue call to artists had been released and the deadline date had been extended to June 15, 2018.
- Albert Garcia gave a brief overview of Ride On, a company that deals in alternative transportation solutions through an electric bike sharing system.
- It was requested by the Wynwood BID for Kivvit to draft a resolution for them in support of alternative transportation solutions and that "safe, fun, and legal."
- **Reference Motion #3**
- **(Marketing Committee on File)**

FINANCE COMMITTEE UPDATE:

- Jonathon Yormak provided an update on the consolidated statement of activities dated April 2018 and an overview of the current draft of the 2018- 2019 budget.
- **Action Item:**
- It was requested by Cindy Lerner for the Wynwood BID to send out a survey to businesses to ascertain what their priorities are and what they want the BID to direct their efforts toward.
- **(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 has yet to find a sponsor for the proposed Small-Scale Legislation and can potentially be delayed until after summer recess if we fail to find one.
- Joseph Eisenberg from the City of Miami Planning Department gave an update on the Wynwood Streetscape and Street Tree Masterplan that is currently in progress.
- As per David Polinsky the proposed parking study will have at least these three components to begin:

1. Collection of MPA data via Zone basis
2. Commission Transit Study
3. Analysis by economist for proper parking waiver rate

▪ **(Planning & Zoning Committee Packet on File)**

NEW BUSINESS:

- Dylan Finger requested if the Wynwood BID could be able to schedule a meeting with the Miami Parking Authority to discuss Pay by Phone surcharge, services in kind, and potential data that can be shared.

Meeting adjourned: 1:30 pm

MEETING MOTIONS SUMMARY:

MOTION #1: Approval of April 26, 2018 Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the April 26, 2018 Wynwood BID Board of Directors meeting minutes.

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

MOTION #2: Approval of Block by Block Ambassador Program:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the Block by Block Ambassador program agreement totaling \$157,

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

MOTION #3: Approval of allotting \$20,000 for a Wynwood BID Market Report:

- Upon a properly made and seconded motion, it was unanimously resolved to approve up to \$20,000 for the creation of the 2018 Wynwood Retail Market Report.

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

