



Wynwood BID Board of Directors Meeting

Magnus Art Gallery – Wynwood Walls
June 25, 2019 at 11:00 a.m. – 12:30 p.m.
2525 NW 2 Ave, 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
Leslie Sharpe, Wynwood BID
Glenn Orgin, Wynwood BID
Sven Vogtland, Wynwood BID

Members Absent:

Gabriele Braha Izsak, Wynwood BID
David Charette, Wynwood BID

Others in Attendance:

Todd B. Hannon, Office of the City Clerk
Daniel Diaz, City of Miami Attorney's Office
Charles C. Scott, Florida Congressional District 24
Marta Martinez-Alemán, Miami-Dade County District 3
Amy Hughes, City of Miami District 5
Commander Daniel Kerr, City of Miami Police
NRO Alfredo Matias, City of Miami Police
Joseph Furst, Joe Furst Real Estate Investments
Dylan Finger, Mana Miami
Eli Mitrani
Tony Cho, Metro 1
Thomas Curitore, City of Miami Beach
Robert Hoffman, Goldman Properties
Ingrid Marte, Gold Properties
David Polinsky, Fortis Design
Shari Neissani, RedSky Capital
Samuel Raccah, Red Group
Catherine Lackner, Miami Today
Steven Wernick, Akerman LLP
Robin Alonso, Tricap Partners & Co.
Tony Albelo, Swarm
Victor Bernardez, Swarm

Giannie Baptista, Coyo Taco
Juan Ricardo Youssef, Minds CoWork
Lauren Golembioski, Jonathan Bernstein Consulting Corp.
Kelly Penton, Kivvit PR
Cindy Lerner, Wynwood BID
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 11:00 a.m.
- City Clerk, Todd B. Hannon, swore in Albert Garcia, Irving Lerner, Jon Paul Perez, Leslie Sharpe, Marlo Courtney, Glenn Orgin, Gabriele Braha Izsak, and Sven Vogtland to the Wynwood BID Board of Directors.
- It was noted that Goldman Properties granted the Wynwood BID allowance to host the Board of Director's meeting within the Magnus Art Gallery at the Wynwood Walls, 2525 NW 2 Ave, Miami, FL 33127.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District (BID) as of June 24, 2019.
- It was noted that there was a total of 114 votes submitted by the BID commercial property owners by and the proposed slate of Wynwood BID Board of Directors was approved unanimously.
- It was noted that David Charette, and Gabriele Braha Izsak were unable to attend due to scheduling conflicts.
- In an effort to proactively educate our new class of Wynwood BID Board of Director's, BID staff has created a "Welcome Packet" that has detailed ordinance, sunshine requirements, maps, contact information, D&O Insurance, and current budget included within each member's meeting binder.
- The Wynwood BID presented Joseph Furst, David Polinsky, Dylan Finger, Eli Mitrani, Tony Cho, and Thomas Curitore an *Award of Appreciation* for their outstanding and dedicated service to the community.
- It was noted that the July 11th City of Miami Commission meeting will review and potentially authorize the City Manager to accept a donation from the Wynwood BID in the amount of \$181,034.37 and establish the *Wynwood BID Security System*.

- It was noted that the Wynwood BID visited the Greater Miami Convention & Visitors Bureau (GMCVB) offices in May to discuss general Wynwood matters and were able to provide input and recommendations for various Wynwood location placements within the new set of maps and material scheduled to be distributed nationally and internationally by the GMCVB in the coming months.
- The BID noted that Wynwood and other local attractions were not currently on the GMCVB maps in circulation.
- As of June 24th, the City of Miami and Wynwood BID continue to regularly receive emails from Michael Fogarty regarding the excessive noise and inability to obtain a positive quality of life.
- As per Manny Gonzalez there is a need to work in tandem with the incoming residential community to avoid the pitfalls of other neighborhoods, like Coconut Grove, where a divide between the business and residential community destroyed the nightlife and 5 a.m. designations, which was the greatest perk for food and beverage operators in the area at that time.
- Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.
- It was noted that the Wynwood BID has reported 54 instances of illegal dumping as of January 1, 2019.
- It was noted that the Wynwood BID has been working with Miami Dade County on retrofitting existing roadway lights on county roads with LEDs.
- As of June 2019, all roadway lights on City of Miami streets and NW 2nd Avenue have been retrofitted with LEDs.
- The Wynwood BID will continue to pursue access into Internet Public Works (iPW) as it will allow the BID the see all applied/approved/pending permits within the Wynwood area and facilitate proper enforcement of maintenance of traffic (MOT).

SECURITY UPDATE:

- City of Miami Police Commander, Dan Kerr, provided a June 2019 security update to the Wynwood BID Board of Directors.
- As per Commander Kerr, it was noted that Right of Way (ROW) closures are a growing life safety issue in the Wynwood area.
- As per Commander Kerr, it was noted that Rose Marie Jackson, a Wynwood local, was fatally struck by a black SUV on NW 2nd Avenue and 21st St. around 1:30 a.m.

- The Black SUV fled the scene and the Miami Police Department (PD) are actively looking for the suspect.
- As per Commander Kerr, City of Miami Police Chief, Jorge Colina, will require all special events to cease alcohol consumption at 3:00 a.m. moving forward for all special events that are granted a permit.
- Commander Kerr expressed gratitude to businesses for their compliance with the 3:00am Alcohol Sales and Consumption Ordinance of the City of Miami.
- It was noted that Commander Kerr will be receiving a supervisor and additional beat officer for the weekends.
- It was noted that four (4) full time police officers will be patrolling the Wynwood area during weekends.
- As per Commander Kerr, no person's crimes were committed during Memorial Day weekend and Wynwood Pride weekend.
- It was noted that car break-ins continue to be problematic for the Wynwood area.
- It was noted that the Democratic National Committee (DNC) debates are being hosted at the Adrienne Arsht Center on June 26 and June 27, 2019 and the Miami PD is taking precautionary measures to ensure the event runs without interference.

MARKETING UPDATE:

- Albert Garcia, Chris Hoffman, and Kelly Penton provided an update provided an update on the various marketing initiatives currently in progress by the Wynwood BID.
- It was noted that Tony Albelo, CEO of Swarm, hailed *Wynwood Pride* as a “phenomenal success” and provided a brief close out event update to the BID Board of Directors.
- As per Tony Albelo, it was noted that 30,000 to 50,000 people attended Wynwood Pride from June 21 to June 23, 2019.
- Tony Albelo acknowledged the Wynwood BID staff, Albert Garcia, and Kivvit for their counseling and support in promoting Wynwood Pride.
- It was noted that the D.N.C. official watch party will be held at Gramps (176 NW 24 St.) on June 26 and June 27, 2019.

- It was noted that the Wynwood BID is anticipating multiple candidates to visit Wynwood prior to participating in the DNC debates.
- It was noted that the Wynwood BID is partnering with O Cinema to produce a free quarterly film series premier July 28, 2019.
- It was noted the *Home Design & Remodeling Show* will be returning to the Mana Wynwood Convention Center for August 30th to September 2, 2019.
- The BID continues to work with local organizations. In May, the Wynwood BID held meetings with GMCVB, NBC & MSNBC, and the Super Bowl Host Committee.
- The Wynwood BID began working with Gramps to host watch parties for the upcoming DNC debated in Miami on June 26 and June 27, 2019.
- The Wynwood BID has been assisting the helping Miami Dade county and LA Commotion facilitate a meeting in Wynwood for Miami Commotion, a transportation technology summit to be help in April 2020.
- As per Christopher Hoffman, it was noted that the Wynwood BID was recently added to the TripAdvisor Hall of Fame for receiving a certificate of excellence five years in a row.
- It was noted that Wynwood BID Board Vice Chair, Albert Garcia and Executive Director, Manny Gonzalez were featured in Miami Today's 2019 Best of Miami Issue for the categories of *Planning Our Future* and *Quality of Life*.
- It was noted that Kivvit coordinated with Swarm to promote Wynwood Pride.
- It was noted that the Wynwood BID is currently developing an updated version of the *Official Wynwood Street Guide* previously released on December 2018.
- It was noted that all Wynwood BID social media accounts continue to grow in audience, with total followers now north of 158,000.
- **(Marketing Committee Packet on File)**

FINANCE UPDATE:

- Manny Gonzalez provided an update of the Wynwood BID financial report as of May 2019.
- As per Manny Gonzalez, the Wynwood BID has received \$274,254 in assessment payments as of May 31, 2019, and collected \$684,325 in assessments YTD.

- The City of Miami is currently holding \$59,011 in pending assessment wires that are associated with 2018-2019 assessments.
- As per the May 31, 2019 *Consolidated Statement of Activities*, the Wynwood BID collected \$684,325, in total income as of May 31, 2019.
- The Wynwood BID has collected a total of \$156,000 in parking waivers as per parking waiver report provided by Complete Consulting Services Group CCSG.
- The Wynwood BID has collected \$1,703,911 in assessment, public benefit trust and waivers as of May 2019, which puts us \$794,911 above budgeted total for FY'19.
- Manny Gonzalez provided an update on the Request for Proposals (RFP) for Bookkeeping and Assessment Services, which is currently under a *Cone of Silence* until the item is ratified by the Board of Directors.
- It was noted that the RFP Evaluation Committee is scheduled to meet on July 2nd, 2019 to review the applications for RFP 01-182019 and select a winning respondent.
- The Wynwood BID provided an update on the assessment history from FY'13 to the current year, the following totals are representative of outstanding assessments:
 - \$13,382 outstanding assessments FY'14
 - \$23,153 outstanding assessments FY'15
 - \$25,062 outstanding assessments FY'16
 - \$36,753 outstanding assessments FY'17
 - \$200,465 outstanding assessments FY'18
- Manny Gonzalez provided an update on the Wynwood BID's Annual Parking Trust Fund expenditure plan, as required by City of Miami ordinance, and provided an update on the completed and planned projects for the remainder of the current fiscal year.
- **(Finance Committee Packet on File)**

PLANNING & ZONING UPDATE:

- It was noted that the methodology for the Caltran Traffic Study for NW 1st Avenue and 3rd Avenue Woonerf was approved by Miami-Dade County DTPW on June 7, 2019 and is expected to be finalized in coming weeks.
- It was noted that as a member of the Beach Corridor Rapid Transit Program, the Wynwood BID was able to identify a proposed Metro-Mover connection traveling down North Miami Avenue with various stations located along corridor.

- As per Manny Gonzalez, attached within the meeting packet are copies of emails sent to Miami Dade County TPO Director, on January 28, 2019 and June 4, 2019, which have been unanswered.
- **(Planning & Zoning Committee Packet on File)**

NEW BUSINESS:

- It was noted that the Wynwood BID Retreat has been scheduled for Wednesday, July 17, 2019.

Meeting Adjourned 12:30pm

MEETING MOTIONS SUMMARY:

MOTION #1: May 8, 2019 Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the May 8, 2019 Wynwood BID Board of Directors meeting minutes.

Irving Lerner provided first motion, Albert Garcia seconded
Motion Passed Unanimously