



Wynwood BID Board of Directors Meeting

Maps Backlot- 342 NW 24 St, Miami, FL 33127

June 3, 2021 from 11:15 a.m. to 12:36 p.m.

Meeting Minutes are not verbatim

Board Members in Attendance:

Albert Garcia, Wynwood BID
Irving Lerner, Wynwood BID
Marlo Courtney, Wynwood BID
Bruce Fischman, Wynwood BID
Glenn Orgin, Wynwood BID
Gabriele Braha Izsak, Wynwood BID
Sven Vogtland, Wynwood BID
Jennifer Frehling, Wynwood BID

Members Absent:

Jon Paul Perez, Wynwood BID

Others in Attendance:

Pablo Velez, City of Miami City Attorney's Office
Krista Schmidt, City of Miami City Attorney's Office
Commander Daniel Kerr, City of Miami Police Department
Taylor Cavazos, Kivvit PR
Charles Rabin, Miami Herald
Emily Michot, Miami Herald
David Polinsky, Fortis Design + Build
Elias Mitrani
David Lerner, Lerner Family Properties
Jonathan Treysten, More Development
Robin Alonso, Tricap
Andy Charry, Metro 1
Bhavin Dhupelia, Rupees
Sachin Dhupelia, Rupees
Yircary Caraballo, Arcade1up
Eric Mclutchleon, Arcade1up
Sarah Porter, Swarm Inc.
Christina Gonzalez, Swarm Inc.
Henry Bedoya, Dogfish Head Miami
Alan Ket, Museum of Graffiti
Manny Gonzalez, Wynwood BID
Aleksander Sanchez, Wynwood BID
Christopher Hoffman, Wynwood BID

- Wynwood Business Improvement District (BID) Chairman, Albert Garcia, called the meeting to order at 11:15am.

PUBLIC COMMENTS:

- At commencement of the meeting, Albert Garcia opened the public comments portion for the BID Board of Director's meeting.
- It was noted that there were no Public Comments.
- Albert Garcia closed the public comments portion of the BID Board of Director's meeting.

EXECUTIVE DIRECTOR REPORT:

- Wynwood BID Executive Director, Manny Gonzalez, provided an update on the *Wynwood Security Network*.
- It was noted that Sterling Bay and the City Attorney's office are currently reviewing the memorandum of understanding (MOU) for rooftop access of 545 Wyn for installation of a repeater.
- It was noted that installation of said repeater will allow the BID to commence Phase 2 Camera fund donation for expansion of the *Wynwood Security Network*.
- Manny Gonzalez provided an update of the *City of Miami Restaurant Recovery Program* for the Wynwood area.
- It was noted that there are 22 approved permits for Temporary Outdoor Cafes in Wynwood.
- It was noted that the BID is currently renting 190 water barricades for participants in the program and have spent \$83,000 dollars in rental fees of water barricade and their vinyl wrappings.
- It was noted that the Wynwood participants have benefited greatly from the program and the BID have communicated with the City of Miami for possible implementation of a permanent outdoor seating solution due to the September 30th program termination and the limited right-of way in Wynwood.
- It was noted that there is currently a pending request from the Wynwood BID for assistance from the City of Miami in contacting Miami Dade County staff for implementation of district wide street striping.

- It was noted that the Wynwood BID has commenced solicitation for Public Relations Services via release of Request for Proposal (RFP 05172021).
- Manny Gonzalez provided an update of the Wynwood street signage initiative.
- It was noted that the City of Miami has only one standard that can be used in each municipality, thus the Wynwood BID will need to utilize the same design standards used for the Coconut Grove BID.
- It was noted that the Wynwood BID, with assistance from the Wynwood NET Police, have been monitoring vehicular and pedestrian traffic on N Miami Ave due to new activations by The Oasis Wynwood, (2335 N Miami Ave).
- The BID anticipated that traffic will continue to increase as more projects come online along North Miami Ave. I.e., Strata Wynwood, The Gateway at Wynwood, etc.
- Wynwood BID Operations Manager, Aleksander Sanchez, provided a BID operations update.
- It was noted that on April 8, the Miami City Commission unanimously authorized the City to ramp up “homeless cleanup response” sweeps to twice a week.
- The Wynwood BID has been in communication with the Florida Department of Transportation (FDOT) for participation in the statewide *Non-Motorized Traffic Monitoring Program*.
- It was noted that a memorandum of agreement has been signed by BID and FDOT and deployment of equipment is tentative scheduled for December 2021 following virtual and in-person site visits for confirmation of locations.
- As per request, from the BID Board of Directors, the BID has been in contact with City of Miami Public Works to ensure that roadway restoration due to utility work for active developments are completed in a timely fashion.
- It was noted that, in anticipation of Hurricane Season 2021, which commences June 2021, the BID has requested Public Works perform district wide tree trimming to ensure that they do not coming into contact with utility lines in the event of a storm.
- The BID also submitted a report of 17 storm water drains that need to be addressed due to obstructions from an accumulation of debris and trash.

Action Item:

- Marlo Courtney requested the BID provide information regarding efforts towards implementation of pedestrian counter.
- Albert Garcia issued a statement regarding the string of mass shooting across Miami Dade County.

SECURITY UPDATE:

- City of Miami Police Commander Daniel Kerr provided a May 2021 security update to the Wynwood BID Board of Directors.
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- It was noted that the City of Miami Police Department are confident they will apprehend the perpetrators of the Overtown/Wynwood shooting.
- As per Commander Kerr, it was noted that activity in Wynwood is continuing to increase.
- Commander Kerr noted that the *City of Miami Real Time Center* network along with utilization of police bike patrol was integral to the response to the shootings.
- It was noted that Sergeant Michael Valladares, while on bike patrol, was the first on the scene of the Wynwood/Overtown shooting.
- Commander Kerr emphasized the importance of License Plate Readers (LPRs) in responding to emergency situations.

Action Item:

- Marlo Country request the BID ensure that funds allocated for the expansion of the CCTV network also contribute towards the implementation of more LPRs.
- It was noted that Commander Kerr intends to use a similar enforcement model as activity continue to increase but likely close NW 2 Avenue and North Miami Avenue on Halloween and Art Week due to loosening Covid-19 restrictions and
- Commander Kerr noted that North Miami Avenue requires additional roadway lighting.
- It was noted that the Wynwood NET Police is fully staffed for the summer and Commander Kerr has requested his superiors provide for additional staffing.

FINANCE UPDATE:

- Manny Gonzalez provided a working draft the Wynwood BID budget for the 2021-20222 fiscal year.
- It was noted that formal review of the BID budget will be completed at the following BID Board of Director's meeting due to time constraints.
- BID Board input on allocation of capital funds for next fiscal year will be discussed at the following board meeting.
- Manny Gonzalez provide an overview the BID consolidated financials as of April 30, 2021.

- **BID Financial Report on file**

MARKETING & ECONOMIC DEVELOPMENT UPDATE:

- Wynwood BID Marketing Manager, Chris Hoffman, provided the Marketing Report and the various initiatives that are currently in progress.
- It was noted that social media audience continues to grow with a total audience of more than 213,000. May social media posts received over 17,000 engagements combined.
- It was noted that the BID has facilitated a partnership between the IKE Smart City creative team and the Wynwood Walls, along with Miami's Best Graffiti Guide, for implementation of local artists work into the digital kiosks.
- It was noted that Mana Wynwood will be hosting the Bitcoin conference on June 4th and June 5th.
- It was noted that Wynwood Pride main events will be June 18th through June 20th with numerous events from venues including the Oasis, R House, Wynwood Walls, etc.
- Albert Garcia provided an update on the NE 27 St. Wynwood-Midtown-Edgewater commuter rail station.
- Albert Garcia provided an overview of Miami-Dade's SMART Plan concerning Miami-Dade commission approved contract of a four-mile monorail system between Genting's Miami property and South Beach.
- It was noted that the proposed monorail will run along North Miami Ave.
- Taylor Cavazos provided a recap of public relations initiatives that Kivvit has managed for the Wynwood BID for May.
- It was noted that Kivvit has highlighted coverage of incoming technology-based companies seeking offices in Wynwood.
- It was noted that Kivvit has been capitalizing on the surge of culinary concepts coming into the neighborhood as Wynwood is increasingly becoming a foodie destination.

CAPITAL & REGULATORY AFFAIRS UPDATE:

- Albert Garcia provided an overview of proposed Neighborhood Revitalization District-1 (NRD-1) amendments.
- Proposed NRD-1 amendments are as follows:
 - Modify allowable habitable space, or non-habitable rooms, on rooftops from twenty percent (20%) to fifty (50%)
 - Modify maximum residential floorplate dimensions

- Add micro dwelling units as allowable within the NRD-1 boundaries.
- Modify architectural standards regarding ground floor art and glass and operable storefront systems
- Define “construction of a new Building” as trigger for special right of way improvements or fee in lieu contributions
- Change required corner dedications to match WSMP approved corner radii
- Swap protected bike lane & verge in 29th street section
- Expand small-scale parking exemption
- Expand Wynwood Transfer of Development Rights (TDR) program
- Expand WDRC review wrt small scale development
- Recalibration of shared use parking tables
- Parking fee-in-lieu program for small-scale developments
- Modify Transit Oriented Development (TOD) parking exemption eligibility
- Modify language so that parking requirements may not be satisfied with on-street parking adjacent to the property being developed
- Modify designation of frontages

- **Proposed NRD-1 amendments on file**

NEW BUSINESS:

- **See motion #2**
- **Meeting adjourned at 12:36pm.**

MEETING MOTION SUMMARY:

MOTION #1: April 21, 2021 Board of Director's Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the April 21, 2021 Wynwood BID Board of Directors meeting minutes.

First motion provided; seconded
Motion Passed Unanimously

MOTION #2: Wynwood BID Executive Director Annual Performance Review Bonus:

- Upon a properly made and seconded motion, it was unanimously resolved to award the Wynwood BID Executive Director, Manny Gonzalez, \$25,000 as per annual performance review results from the BID Board of Directors.

First motion provided; seconded
Motion Passed Unanimously