



**Wynwood BID Board of Directors Meeting**

50 NW 24 St. #104, Miami, FL 33127

March 9, 2021 from 11:10 a.m. to 12:16 p.m.

\*\*Meeting Minutes are not verbatim\*\*

**Board Members in Attendance:**

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

**Members Absent:**

Jon Paul Perez, Wynwood BID

**Others in Attendance:**

Domini Gibbs, City of Miami City Attorney's Office  
David Snow, City of Miami Planning  
Patrick Barham, City of Miami D5  
Sergeant Michael Valladares, City of Miami Police  
Monica Mira  
Taylor Cavazos, Kivvit PR  
David Lerner, Lerner Family Properties  
Philippe Kalifa, Wynwood Restaurant & Bar Association  
Janine Glottman, Glottman Shop  
Alli Torres, Freehold  
Brad Gallagher, Freehold  
David Estrada, Shots Miami  
Steve Wernick, Wernick & Co  
Robin Alonso, Tri-Cap  
Henry Bedoya, Dogfish Head Miami  
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 11:10am.

### **PUBLIC COMMENTS:**

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

### **EXECUTIVE DIRECTOR & STAFF REPORT:**

- Wynwood BID Executive Director, Manny Gonzalez, provided an update on the *City of Miami Economic Recovery Report* released on February 25, 2021.
- As per data from the Miami Parking Authority (MPA), it was noted that Wynwood area set a new record and now accounts for approximately 35% of all on-street parking revenue for the City of Miami.
- It was noted the Wynwood BID is working with Kivvit on developing an informational brochure for the recruitment of technology-based businesses into Wynwood and in the interim have created a tech package that has been circulated amongst Wynwood property owners and agencies responsible for state recruitment.
- It was noted that the Wynwood BID has been working with the Miami-Dade Beacon Council on relocating two (2) confidential projects from the northeastern United States over to Wynwood.
- It was noted the BID requested Merje provide the necessary contract information relating to the Miami Downtown Development Authority's (DDA) wayfinding signage initiative for potential "piggy-backing" opportunities.
- It was noted that the Wynwood BID is working with 545 Wyn and City of Miami Police Department on a legal agreement to finalize the installation of a repeater on the building.
- Once the agreement is finalized, the BID will commence with the next scheduled donation to the City of Miami Police Department for the expansion of the *Wynwood Security Network*.
- It was noted that the City of Miami is requesting SKJ&T perform a subsequent event review from the date of the Wynwood BID's audit opinion (12/14/2020) through March 15, 2021.
- It was noted that the *Greater Miami Convention & Visitors Bureau* (GMCVB) is seeking to viable location for placement of a visitor's center in Wynwood.

- 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 202,000.
- The BID received approximately 22,000 engagements combined over 85 social media posts for the month of February.
- It was noted the Wynwood BID is working with Kivvit on verbiage and design related to the development and installation of public facing signs on the entry points of the neighborhood to notify visitors of the *Wynwood Security Network*.
- It was noted that the Wynwood BID is working with Kivvit for development of the 2019-2020 BID Annual Report.
- It was noted that Wynwood BID assisted in the promotion of the Overtown historic calendar created to preserve Overtown's cultural heritage for future generations by highlighting some of the landmarks of Overtown.
- The Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.
- It was noted that the *City of Miami Planning Department* has assigned Aleksander Sanchez as the new Wynwood Design Review Committee (WDRC) Liaison.
- It was noted that the Wynwood BID assisted IKE Smart City in finalizing locations for the 13 kiosks planned to be installed within the public right-of-way in Wynwood.
- It was noted there are 20 approved permits for Temporary Outdoor Cafes in Wynwood as part of the *City of Miami Restaurant Recovery Program*.
- It was noted the BID is currently renting out 156 barricades from Roadsafe & Bob's Barricades and thus far spent approximately \$50,000 total for the barricade rental and vinyl wrappings.
- Albert Garcia introduced Domini Gibbs, as our new Wynwood BID City of Miami Attorney, in addition to Patrick Barham our new District #5 liaison.

**SECURITY UPDATE:**

- City of Miami Police Sergeant Michael Valladares provided a February 2021 security update to the Wynwood BID Board of Directors.
- As per Sergeant Valladares, it was noted that City of Miami Police Sergeant Mathew Reyes was assigned as the Midnight Supervisor for Wynwood.

- It was noted the City of Miami Police Department has assumed the responsibilities of the Covid-19 task force and will be addressing all Covid-19 related matters going forward.
- It was noted that Miami-Dade County Mayor Daniella Levine Cava released a memorandum considering a cease of the imposed midnight curfew by Monday, April 5, if the current downward trends of coronavirus cases continue and if the 14-day average is at or below 5.5% at the time.
- It was noted the Wynwood NET Police will continue stringent enforcement of the Covid-19 business safety guidelines, as per the increase in foot traffic within the District boundaries.

### **FINANCE UPDATE:**

- Manny Gonzalez provide an overview of the January 2021 BID financial report provided by Complete Consulting Services Group (CCSG).
- It was noted that the BID collected \$272,635 in assessments primarily due to the City of Miami Legal Department letters sent out to pertinent property owners with outstanding assessments.
- It was noted that the BID currently has \$490,192 in outstanding assessments dating back to its inception in 2013.
- As per an outstanding Legal Services Request (LSR), the Wynwood BID will discuss with the City Attorney's Office on sending BID assessment with the County Tax Role in November.

#### **Action Item:**

- As per request from Irving Lerner, the Wynwood BID will seek to amend City ordinance to allow the BID to interject in the Certificate of Use (CU) approval process for businesses within properties with outstanding BID assessments.

### **MARKETING & ECONOMIC DEVELOPMENT UPDATE:**

- Taylor Cavazos from Kivvit PR provided an update on the "*Work from Wynwood*" campaign efforts to support the BID in its outreach surrounding the strength and desirability of the area's office market.
- Albert Garcia provided an update on the NE 27 St. Wynwood-Midtown-Edgewater commuter rail station.
- Albert Garcia provided an update on the current Miami Dade County transit initiative on linking the Beach with the City of Miami and our desire to augment additional linkage options to our proposed Wynwood train station ridership.

## **CAPITAL & REGULATORY AFFAIRS UPDATE:**

- City of Miami Chief of Urban Design, David Snow, provided an update on the proposed co-living legislation.
- As per David Snow, it was noted that the *City of Miami Planning, Zoning & Appeals Board* (PZAB) recommended denial of the co-living legislation to the City Miami Commission due to believed shortcomings of its scope.
- It was noted that the proposed co-living legislation will be presented to and reviewed by the City of Miami Commission on March 25<sup>th</sup>.
- **Reference Motion #2**
- David Snow, provided an update on the *Wynwood Streetscape & Street Tree Masterplan*.
- It was noted that following the approval from the City of Miami Commission, the City of Miami Planning Department has been working in conjunction with the Office of Capital Improvement (OCI) and the Department of Resilience and Public Works for the implementation of the *Wynwood Streetscape & Street Tree Masterplan*.
- As per David Snow, it was noted that the streetscape guidelines are already being implemented into several active developments within the boundaries of the *Neighborhood Revitalization District-1* (NRD-1).
- It was noted that Arquitectonica-GEO is currently developing the landscape architecture schematic design for the NW 1st Ave woonerf from NW 29th St. to NW 25th St.
- Marlo Courtney emphasized the flexible directional flow of traffic concerning the design of the Wynwood woonerfs.

## **NEW BUSINESS:**

- It was noted the that Wynwood BID Board of Directors currently has two (2) vacant seats due to the resignation of David Charette and Leslie Sharpe.
- The open seats on the BID board currently consist of one (1) *commercial property owner* and one (1) *established retail, cultural arts, office and restaurant business owner*.
- Albert Garcia proposed the BID Board of Directors appointment Bruce Fischman, General Counsel to the Mana Group, and Jennifer Frehling, sole proprietor of Frangipani, as interim board members to serve for the remainder of the term vacancies.
- **Reference Motion #3**

- It was noted that David Charette resigned from the *Wynwood Design Review Committee* (WDRC) due to health reasons.
- It was noted the Wynwood Design Review Committee (WDRC) had three (3) vacant seats open for appointment by the Wynwood BID Board of Directors.
- On February 25<sup>th</sup>, 2021 and March 4, 2021, the Wynwood BID sent WDRC member selection notices for the receipt of nominations from the Wynwood community for the aforementioned vacant seats on the committee.
- The Wynwood BID received a total of four (4) submittals: Oscar Glottman, Erik Rutter, John Stuart & Shamim Ahmadzadegan.
- **Reference Motion #4**
- **Meeting adjourned at 12:16pm.**

## MEETING MOTION SUMMARY:

### **MOTION #1: February 18, 2021 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the February 18, 2021 Wynwood BID Board of Directors meeting minutes.

Motion Passed Unanimously

### **MOTION #2: Support of Co-Living Legislation:**

- Upon a properly made and seconded motion, it was unanimously resolved to support the ordinance for the amendment of the Zoning Ordinance of the City of Miami (Miami 21 Code) to allow and establish definitions and regulations for co-living residential uses and modify the regulations for micro dwelling units.

Motion Passed Unanimously

### **MOTION #3: Interim appointment to Wynwood BID Board of Directors**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the Chairman's temporary appointment of Bruce Fischman and Jennifer Frehling as interim members of the Wynwood BID Board of Directors, as allowed per Wynwood BID By-Law requirements.

Motion Passed Unanimously

### **MOTION #4: Appointment of WDRC members:**

- Upon a properly made and seconded motion from the Wynwood BID Board of Directors, it was unanimously resolved to re-appoint the following *Wynwood Design Review Committee* (WDRC) members: Victor Sanchez, Marc Coleman, Paul Lardi, Gustavo Berenblum & Amanda Hertzler. Additionally, the Wynwood BID resolved to appoint Oscar Glottman, Erik Rutter and Shamim Ahmadzadegan as new members of the WDRC, as per vacant seats left behind by outgoing members.

Motion Passed Unanimously