



Wynwood BID Board of Directors Meeting

Mind Co-Work Wynwood
May 8, 2019 at 11:00 a.m. – 1:15 p.m.
114 NW 25 St. Miami, FL 33127
Meeting Minutes are not verbatim

Board Members in Attendance:

Joseph Furst, BID Board Chairman
Albert Garcia, Wynwood BID
Irving Lerner, Wynwood BID
Dylan Finger, Wynwood BID
Jonathan Yormak, Wynwood BID

Members Absent:

Others in Attendance:

Charles C. Scott, Florida Congressional District 24
Amy Hughes, City of Miami District 5
Joseph Eisenberg, City of Miami Planning
Commander Daniel Kerr, City of Miami Police
NRO Alfredo Matias, City of Miami Police
Kyrece Massie, City of Miami Police
Tonya Brown, City of Miami Wynwood NET
Marcela Montoya, City of Miami Wynwood NET
Robert Hoffman, Goldman Properties
Leslie Sharpe, Mana Miami
Glenn Orgin, Soho Studios
Marc Coleman, One Real Estate Investment
Robert Ziehm, Sterling Equity Realty
Shari Neissani, RedSky Capital
Gabriele Braha Izsak, Red Group
Justin Tehrani, Link Real Estate
Catherine Lackner, Miami Today
Cathy Leff, Bakehouse Art Complex
Steven Wernick, Akerman LLP
Giannie Baptista, Coyo Taco
Emily Barstow, Coyo Taco
Lindsay Greenblatt, Aesop
Juan Ricardo Youssef, Minds CoWork
Riste Servloski, Centro
Fabio Hoyos, Wood Tavern
Gregory Maze, Brick

Lauren Golembioski, Jonathan Bernstein Consulting Corp.
Kelly Penton, Kivvit PR
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.
- It was noted that *Minds CoWork* granted the Wynwood BID allowance to host the Board of Director's meeting at their office, 114 NW 25 St., Miami, FL, 33127.
- Juan Ricardo Youssef of Minds CoWork gave a brief overview of the company.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District (BID) as of April 9, 2019.
- It was noted that the Wynwood BID, alongside with Miami PD and MPA, intercepted Verizon during the improper installation of a 5G pole in Wynwood on NW 25 St. adjacent to NW 5th Ave.
- It was noted that the Wynwood BID will be meeting with Verizon to discuss future pole installations through the district and ensure that they do not significantly obstruct the public right of way.
- It was noted that the Wynwood BID is in the process of donating funds to the City of Miami Police Department for the installation of CCTV cameras throughout the District.
- It was noted that the MPA parking transaction totals for the Wynwood area have increased 30% for Q1 of 2019 when compared to the previous year.
- Cathy Leff, Acting Director of the Bakehouse Art Complex (Bakehouse), provided a presentation on the future of Backhouse as part of their community outreach campaign.
- As per the Backhouse presentation, Cathy Leff and developed a 5 (five) year plan to transform the complex into an arts campus and cultural anchor that offers increased opportunities for affordable work and living spaces for artists.
- As per the Bakehouse presentation, changing the zoning of the property from CI to T6-8 will allow them to redevelop underutilized property to achieve their goal.
- It was noted that Bakehouse is seeking endorsement from the Wynwood BID, community stakeholders, and City officials for their 5 (five) year plan.

- **Reference Motion #2**

- Manny Gonzalez provided an update on Wynwood BID board elections.
- As of the deadline date of April 5th, 2019, the Wynwood BID received a total of 18 nomination submittals that were evaluated by the BID Selection Committee.
- The Wynwood BID Selection Committee consisted of Eli Mitrani (Wynwood BID Property Owner & Co-Founding Member), Tony Cho (Wynwood BID Property Owner & Co-Founding Member), Martin Miculitzki (Wynwood BID Property Owner, Block Capital) and Brandon Cauff (Wynwood BID Property Owner, Tri-Star Capital).
- The applicants that were chosen by the Wynwood BID Selection Committee are as follows:
 - Business Owners: David Charette (Britto Charette), and Sven Vogtland (1-800 Lucky/Coyo Taco).
 - Property Owners: Albert Garcia (Wynwood Ventures), Jon Paul Perez (Related Group), Leslie Sharpe (Mana Properties), Marlo Courtney (Goldman Properties), Irving Lerner (Lerner Family Properties), Glenn Orgin (The Faith Group / SOHO), and Gabriele Braha Izsak (Red Group).

- **Reference Motion #3**

- In accordance with the Wynwood BID ordinance, ballots will be sent the BID commercial property owners for final ratification via majority vote.
- Manny Gonzalez provided an update on the NW 2 Ave sidewalk vendors.
 - Action Item:
 - Albert Garcia suggested the Wynwood BID inform the City of Miami Commissioners and City officials of the district and City-wide ramifications of having sidewalk vendors legally operate via an outdated ordinance.
 - It was noted that Mike Fogarty, a resident of 250 Wynwood, has been contacting city officials due to neighbor businesses violating of the City of Miami noise ordinance.
 - It was noted that the Wynwood BID has made various effort to mitigate the noise issue as more residents come to the area, including hosting a *Noise Ordinance Workshop* on August 10, 2018.
 - As per discussion with Zoning Administrator Joseph Ruiz, repeat violation of the noise ordinance may result in the revocation of Certificate of Use (CU).
 - It was noted that the City of Miami Department of Code Compliance may need to amend the City noise ordinance to allow for more effective enforcement.

- It was noted that for special events, notification letters must be sent certified mail to each patron within a 500 ft. radius of the event location and must be delivered at least 14 days prior to the event.

Action Item:

- The Wynwood BID will host a workshop to discuss operating conditions for alcohol sales and develop a neighborhood wide standard operating procedure.
- Wynwood BID expressed a desire in obtaining a dedicated Code Compliance Officer to address code issues specific to Wynwood.
- Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operation update.
- It was noted that the Wynwood BID has reported 43 instances of illegal dumping as of January 1, 2019.
- It was noted that 7 new trash cans were installed throughout Wynwood in locations recommended by Commander Kerr. Thus, bringing the district wide number up to 49 trash cans and 21 recycle containers.

SECURITY UPDATE:

- City of Miami Police Commander, Dan Kerr, provided a May 2019 security update to the Wynwood BID Board of Directors.
- It was noted that there was a substantial decrease in April for burglary of motor vehicles.
- It was noted that Commander Kerr continues to request for more beat officers in Wynwood on Friday and Saturday night
- It was noted that Channel 7 will be releasing a video segment in which Commander Kerr discusses the proper ride share practices.
- It was noted that Commander Kerr agreed with the Wynwood BID in obtaining a dedicated Code Compliance Officer to address code issues specific to Wynwood.
- It was noted that there are 4 legal street vendors on NW 2 Ave.
- Charles Scott commended Commander Kerr for his efforts in ensuring the safety of the community, notably during Cinco de Mayo weekend (May 3 to 6).

MARKETING UPDATE:

- Kelly Penton provided an update provided an update on the various marketing initiatives currently in progress by the Wynwood BID.

- It was noted that MSNBC Morning Joe producer will be touring Wynwood for potential locations for ancillary event pertaining to the DNC debates.
- It was noted that June being National LGBTQ Pride month, the Wynwood BID is partnering with SWARM for the City of Miami's first-ever Pride celebration, Wynwood Pride, set to take place from June 21st to June 23rd,
- It was noted that the Wynwood BID is currently developing an updated version of the Wynwood Street Guide previously released on December 2018.
- Wynwood BID Marketing Coordinator, Chris Hoffman, provided an update on social media.
- It was noted that all Wynwood BID social media accounts continue to grow in audience, with over 155,000 total followers.
- It was noted that the Wynwood BID partnership with the District 5 and various other departments of the City of Miami for the April 13th Easter Egg Hunt at Roberto Clemente Park was a success.
- As per Marketing Committee Chairman, Albert Garcia, the Wynwood BID is working on developing a yearlong film series as part of a cultural programming initiative.
- **(Marketing Committee Packet on File)**

FINANCE UPDATE:

- Manny Gonzalez and Jonathan Yormak provided an update of the Wynwood BID financial report as of April 2019.
- Manny Gonzalez provided an update on the Request for Proposals (RFP) for Bookkeeping and assessment services.
- It was noted that after 2 rounds of solicitations, 2 submittals were received.
- The Wynwood BID will create an RFP evaluation committee to review the application and select a winning respondent.
- Manny Gonzalez provided a working draft of Wynwood BID budget for the 2019-2020 fiscal year.
- It was noted that the Wynwood BID is bank account for income generating on Public Benefit Trust Fund

- It was noted that the Wynwood BID will be required to annually establish a Committee needs to access funds from the Public Benefits account.
- It was noted that the City of Miami is placing liens on properties for non-payment of FY 2018 2019 BID assessment taxes.
- **(Finance Committee Packet on File)**

PLANNING & ZONING UPDATE:

- It was noted that the Florida Department of Transportation (FDOT) is conducting a planning study for corridor capacity improvements along state road I-95 in Miami-Dade County and will be hosting a public workshop at the LAB (400 NW 26 St) on May 14, 2019.
- Manny Gonzalez provided an update on the Kimley Horn 2019 Wynwood district parking study/ road impact fee analysis scope of work.
- It was noted that the RFP Evaluation Committee for bookkeeping and assessment services will consist of Jonathan Yormak, Dylan Finger, and Albert Garcia.
- Wynwood Design Review Committee (WDRC) liaison Joseph Eisenberg presented an overview of the 2019 WDRC *Building Façade Art Guidelines and Recommendations*.
- It was noted that Wynwood BID Board disagrees with the recommendations as they believe it is constraining the definition of art.
- WDRC Vicechair, Marc Coleman, expressed that the recommendations were a direct result of substandard applications submitted to the WDRC.
- It was insisted that the guidelines were developed to assist applicants in their direction and are not binding in any way.
- It was noted that outstanding applications such as the Wynwood garage do not the meet the guidelines but were approved based on its alternative artistic merit.
- It was noted that the Wynwood BID will convene with the WDRC to further discuss and develop the *Building Façade Art Guidelines and Recommendations*.
- It was noted that members of the WRDC will
- Manny Gonzalez provided an overview of the proposed amendment of an ordinance of the City of Miami titled “Taxation/ Ad Valorem tax exemption for enterprise zone business/eligibility requirements”.

- It was noted that the Wynwood BID will attend the second reading of the ordinance amendment at the May 9th City of Miami Commission meeting.
- **(Planning & Zoning Committee Packet on File)**

NEW BUSINESS:

- It was noted the Executive Director of the Wynwood BID, Manny Gonzalez, received a positive 2019 annual evaluation from the Wynwood BID Board of Directors and lauded him for his outstanding overall performance.
- It was noted that the BID Board expressed interest in modifying the BID meeting structure to quarterly meetings to increase involvement from the various BID committees.
- **Reference Motion #4**

Meeting Adjourned 1:15pm

MEETING MOTIONS SUMMARY:

MOTION #1: April 10, 2019 Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the April 10, 2019 Wynwood BID Board of Directors meeting minutes.

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

MOTION #2: Wynwood BID Endorsement of Bakehouse mission:

- Upon a properly made and seconded motion, it was unanimously resolved to endorse the Bakehouse mission to transform the complex into an arts campus and cultural anchor that offers increased opportunities for affordable work and living spaces for artists.

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

MOTION #3: Wynwood BID Slate Selection Committee Recommendation Approval:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the recommended list of applicants chosen by the Wynwood BID Selection Committee

Joseph Furst provided first motion, Dylan Finger seconded
Motion Passed Unanimously

MOTION #4: Wynwood BID Executive Director Yearly Bonus

- Upon a properly made and seconded motion, it was unanimously resolved to award the Wynwood BID Executive Director, Manny Gonzalez, a \$15,000 yearly bonus, as per conclusion of annual review scheduled for May 2019, as per professional services agreement on record.

Albert Garcia provided first motion, Dylan Finger seconded
Motion Passed Unanimously