



Wynwood BID Board of Directors Meeting

WeWork Wynwood

October 11 11, 2019 at 11:00 a.m. – 1:30 p.m.

360 NW 27 St, 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
Gabriele Braha Izsak, Wynwood BID
David Charette, Wynwood BID

Members Absent:

Sven Vogtland, Wynwood BID

Others in Attendance:

Chief Jorge Colina- City of Miami Police
Commander Daniel Kerr- City of Miami Police
Commander Freddie Cruz, City of Miami Police
NRO Alfredo Matias- City of Miami Police
Jeremy Calleros Gauger, City of Miami Planning
Marta Martinez-Alemán, Miami-Dade County District 3
Luis De Rosa, Puerto Rican Chamber of Commerce
Elena Zavelev, Contemporary & Digital Art Fair
Andrea Steuer, Contemporary & Digital Art Fair
Michelle Cintron, ArquitectonicaGEO
John Hutchens, ArquitectonicaGEO
Catherine Lackner, Miami Today
Steven Wernick, Wernick & Co
David Polinsky, Fortis Design
Joseph Furst, Joe Furst Real Estate Investments
Eli Mitrani
Ron Bloomberg
Khaliyah Dougan
Ave Cohen, Pacific54
Andrea Mendoza, Pacific54
Michael Brenes, Shots Miami
Max-Antonio Burger, Veza Sur

Bhavin Dhupelia, Rupees
Crystal Gomez, Swarm
Azeez Bakare, Azeez Bakare Studios
Katya Demina, Bisnow
Kareem Tabsch, O Cinema
Kelly Penton, Kivvit PR
Manny Gonzalez, Wynwood BID
Aleksander Sanchez, Wynwood BID

- Executive Director, Many Gonzalez, called the Wynwood Business Improvement District Board of Directors meeting to order at 11:00 a.m.
- It was noted that *WeWork*, in conjunction with Goldman Properties, granted the Wynwood BID allowance to host the Board of Director's meeting within the WeWork Conference located on the top floor of the Wynwood Garage, 360 NW 27 St, Miami, FL 33127.

CITY OF MIAMI POLICE CHIEF, JORGE COLINA:

- City of Miami Police Chief Jorge Colina made introductions to the Wynwood BID Board of Directors and expressed gratitude to the BID for their donation in amount of for the \$181,034.37 for the development of the City of Miami security camera network in Wynwood.
- As per Manny Gonzalez, the incoming Wynwood Security Camera network will be in operation by October 31st, 2019.
- Chief Colina extended an invitation to the Wynwood BID Board to visit the City of Miami Police Department's Real Time Crime Center to watch the live camera feed of Wynwood's Security camera network.
- The Wynwood BID presented Chief Jorge Colina an *Award of Appreciation* for his outstanding and dedicated service to the community.
- The Wynwood BID presented City of Miami Police Commander Dan Kerr and Neighborhood Recourse Officer Alfredo Matias an *Award of Appreciation* for their outstanding and dedicated service to the community.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District (BID) as of October 10, 2019.
- Manny Gonzalez had provided a draft of the Wynwood BID By Laws to the Board of Directors at last month's meeting, which was subsequently discussed and approved on October 11, 2019.

▪ **Reference Motion #2**

- It was noted that Irving Lerner and Marlo Courtney have volunteered to be members of Wynwood BID Operations Committee.
- It was noted that the BID Operations Committee will pertain to Code Compliance issues, safety & security items, street cleaning team and hospitality, City/County services, and infrastructure matter with Public Works.
- It was noted that Jon Paul Perez, David Charette, and Gabriele Braha Izsak have volunteered to be members of the Wynwood BID Capital + Regulatory Affairs Committee.
- It was noted that the BID Capital + Regulatory Affairs Committee will pertain to Capital Improvements, master plan implementation (Woonerfs, Streetscape + Crosswalks), Planning, Zoning + Transportation Initiatives, and Building Department issues
- It was noted that Albert Garcia, Leslie Sharpe, and Sven Vogtland have volunteered to be members of the Wynwood BID Marketing + Economic Development Committee.
- It was noted the BID Marketing + Economic Development Committee will pertain to marketing & advertising, public relations & communications, economic development & public policy initiatives, district way-finding & signage, programming & special events, BID Street Guide, and the BID Annual Report & Wynwood CRE Market Report.
- As per Wynwood BID sub-committee requirements, one member needs to be a Finance Committee representative, which David Charette volunteered to be part of.
- It was noted that the Finance Committee will pertain consulting services, assessments & liens, monthly consolidated statements, and income & expense sources.
- It was noted that the Wynwood BID Committee are open to the general public and are encouraged to participate as committee members.
- It was noted that City of Miami Police will be installing updated “Park Smart” signs throughout the City of Miami.
- It was noted that the Wynwood BID has partnered with the City of Miami Police for the inclusion of a QR code to provide pedestrians with quick access to the BID map and aid in wayfinding.
- Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.

- As per Aleksander Sanchez, illegal dumping has been dramatically reduced in Wynwood and the BID reported only 2 instances of illegal dumping since September 11, 2019.
- It was noted that Wynwood BID has been in communication with FPL for the retrofit of the 4 remain sodium vapor lights within the city right of way.
- As per Aleksander Sanchez, the City of Miami Department of Resilience & Public Works has recommenced repairs of the sidewalks within Wynwood as of September 25, 2019.
- It was noted that the Wynwood BID met with the Miami Parking Authority (MPA) on September 24th to develop a plan of action for the 15 noted parking traps within Wynwood and the MPA is currently working to address.
- Luis De Rosa, President of the Puerto Rican Chamber of Commerce of South Florida, presented an overview of the Hispanic Heritage Event that occurred at Roberto Clemente Park on September 28, 2019.
- Luis De Rosa expressed gratitude to the Wynwood BID for their sponsorship of the event for the local Hispanic community.

SECURITY UPDATE:

- City of Miami Police Commander, Dan Kerr, provided an October 2019 security update to the Wynwood BID Board of Directors.
- As per Commander Kerr, it was noted that there 30% reduction of car break-ins in the past month but it still recognized as a persistent issue.
- It was noted that Wynwood BID and Wynwood NET Police are collaborated with the FIU Department of Criminology and Criminal Justice to develop a new and more effective “Park Smart” sign to be installed throughout the Wynwood area.
- As per Commander Kerr, environmental and educational factors will have the largest impact to deterring crime. E.g. better street lighting conditions, security camera networks, etc.
- As per Commander Kerr, it is estimated that there will be 100,000 to 120,000 people in Wynwood throughout Halloween day.
- It was noted that the Wynwood area at the current moment will have 50 additional police officers stationed throughout Wynwood during the Halloween celebrations on October 31st.
- As per Commander Kerr, there will be approximately 20 officers will be on active bike patrol; 20 officers directing traffic.

- As per Commander Kerr, The City of Miami Police will be unofficially closing NW 2 Ave, from NW 22 St to NW 25 St, if at any moment the crowds cannot be contained with the public right of ways in the late evening hours.
- A police officer will be stationed at every intersection of the “closure” to allow for traffic flow if necessary, in the case any “closures” need to be mobilized, any time after 9pm.
- It was noted that Uber and Lyft pick up locations will be designated to the following locations:
 - NW 5th Ave, from NW 23 to NW 24 St
 - N Miami Ave and NE 27 St
 - N Miami Ave and NW 21 St
- It was noted that the Wynwood BID will is schedule to host a merchant meeting on Thursday, October 17 at 3pm to notify BID merchants of street closure conditions, strict enforcement of 3am alcohol ordinance, and delivery limitations.
- Manny Gonzalez provided a recapitulation of the Post Art Week 2018 Community Meeting with Police Chief Colina held on December 19, 2018.
- As per the December 19th Community Meeting Minutes, illegal graffiti activity has become an increasing issue as multiple properties in Wynwood were subject to “bombings” during Art Week.
- It was noted that the Wynwood BID will release the *Trespass Affidavit* notice next week in anticipation of Art Week 2019.
- It was noted that the Wynwood BID will request Solid Waste to place yellow trashcans earlier in the week.
- It was noted that City of Miami Code Compliance, in conjunction with the Police Department, will be patrolling during Art Week to proactively address illegal sales on the public right of way and for the enforcement of illegal graffiti activity.

MARKETING UPDATE:

- Kareem Tabsch, co-director and co-founder of O Cinema, provided an overview of a BID sponsored film series.
- As per Kareem Tabsch, The Wynwood BID has partnered with O Cinema to curate monthly film screenings to be held at various locations around Wynwood.
- It was noted that the screenings will be held at 7 p.m. on the last Sunday of every month and will be free to the public.

- It was noted that the film series will commence with a screening of Tim Burton’s “Beetlejuice” on October 27th at Gramps, 176 NW 24th Street.
- It was noted that the film series will also include “Exit Through the Gift Shop” on Nov. 24, “Home Alone” on December 29th, “The Matrix” on January 26th, and “Moonlight” on February. 23rd.
- It was noted that the locations are to be determined.
- Elena Zavelev and Andrea Steuer from Contemporary & Digital Art Fair (CADAF) provided a presentation on their upcoming event within Mana Contemporary’s C&L warehouse from December 5th to December 8th.
- It was noted that as part of *Hispanic Heritage Month*, Miami-Dade County Commission Chairwoman Audrey M. Edmonson, in partnership with the Miami-Dade Hispanic Affairs Advisory Board, will host a *Hispanic Art Expressions* exhibition on Thursday, October 24 from 6 to 8 p.m. at Wynwood Walls, Magnus Gallery, 219 NW 25th St., Miami FL 33127.
- It was noted that the exhibit will feature the work of local Hispanic artists and is free and open to the public.
- Kelly Penton from Kivvit PR provided an update on the various marketing initiatives currently in progress by the Wynwood BID.
- It was noted that all Wynwood BID social media accounts continue to grow in audience, with total followers now north of 168,000.
- **(Marketing Committee Packet on File)**

FINANCE UPDATE:

- Manny Gonzalez provided an update of the Wynwood BID financial report as of August 31st, 2019.
- As per Manny Gonzalez, the Wynwood BID has received \$0 in assessment payments as of July 31, 2019, and collected \$642,844 in assessments YTD.
- The City of Miami is currently holding \$88,343 in pending assessment wires that are associated with 2018-2019 assessments.
- 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:
 - \$13,085 outstanding assessments FY 2013-2014
 - \$13,252 outstanding assessments FY 2014-2015

- \$18,075 outstanding assessments FY 2015-2016
 - \$30,908 outstanding assessments FY 2016-2017
 - \$93,425 outstanding assessments FY 2017-2018
 - \$103,668 outstanding assessments FY 2018-2019
- It was noted the City of Miami has begun the demand proceedings for all outstanding payments for FY 2018-2019. Payments are with an 8% penalty.
 - Manny Gonzalez provided a sample FY 2019-2020 BID Assessment Memo sent to all property owner via certified mail.
 - **(Finance Committee Packet on File)**

PLANNING & TRANSPORTATION UPDATE:

- Jeremy Calleros Gauger, Deputy Director of the City of Miami Planning Department, provided an update of the *Wynwood Streetscape & Street Tree Masterplan* on behalf of ArquitectonicaGEO
- *Wynwood Streetscape & Street Tree Masterplan* presentation available via request.
- It was noted that the Wynwood BID will be submitting an alcohol extension request to the City of Miami Commission for Miami Music Week, Art Week, New Years, and Super Bowl 2020.
- Ron Bloomberg expressed concerned regarding the 5am alcohol extension requests and the loss of competitive advantage the for his nightclub the Wynwood Factory located on 55 NE 24 St.
- It was noted that the Wynwood BID will submit a blanket request for a 2-hour extension of the alcohol ordinance and per request from Ron Bloomberg.
- It was noted that as Solid Waste will be stationed locally in Wynwood during Halloween to address overflowing trash containers throughout the day and will set precedent for further Wynwood based events with heavy pedestrian traffic.
- Manny Gonzalez provided an update on the Uber & Lyft drop off/pick up pilot program the Miami Parking Authority (MPA) developing to address traffic flow impact from ride sharing companies.
- It was noted that the pilot program is scheduled to commence by Art Week 2019.

- Manny Gonzalez provided clarification on outdoor seating and the warrant requirements due to local business receiving recent violations from Code Compliance within the last several weeks.
- It was noted that if the seats were to be placed on public property, a sidewalk café permit would be required. In addition, if there is seating is on private property and outside/outdoors of an establishment, a warrant is required.
- It was noted that the Manny Gonzalez was elected to be a member of the OMNI Community Redevelopment Agency (Omni CRA) Evaluation Committee for RFP 992381, for the development of Plat Book “B” Page 107, 2035-2037-2043 North Miami Avenue.
- **(Planning & Transportation Packet on File)**
- **Meeting Adjourned 1:30pm**

MEETING MOTIONS SUMMARY:

MOTION #1: September 11, 2019 Board of Director’s Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the September 11, 2019 Wynwood BID Board of Directors meeting minutes.

Marlo Courtney provided first motion, Albert Garcia seconded
Motion Passed Unanimously

MOTION #2: Wynwood Business Improvement District by Law Ratification:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the working draft of the Wynwood BID bylaws.

Marlo Courtney provided first motion, Leslie Sharpe seconded
Motion Passed Unanimously