



**Wynwood BID Virtual Board of Directors Meeting**

50 NW 24 St, Suite 104 Miami, FL 33127

October 19, 2020 from 11:08 a.m. to 1:15 p.m.

\*\*Meeting Minutes are not verbatim and facilitated via Zoom\*\*

**Board Members in Attendance:**

Albert Garcia, Wynwood BID  
Irving Lerner, Wynwood BID  
Marlo Courtney, Wynwood BID  
Jon Paul Perez, Wynwood BID  
Glenn Orgin, Wynwood BID  
Gabriele Braha Izsak, Wynwood BID  
Sven Vogtland, Wynwood BID  
David Charette, Wynwood BID

**Members Absent:**

**Others in Attendance:**

Daniel D. Diaz, City of Miami City Attorney's Office  
Commander Daniel Kerr, City of Miami Police Department  
Taylor Cavazos, Kivvit PR  
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 11:08 am and provided the following statement:

Pursuant to Executive Order No. 20-139, issued by the Office of Governor Ron DeSantis on June 3, 2020, local governmental bodies may conduct meetings without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes. Procedures for the public comment will be explained by the City Attorney shortly. The members of the Wynwood Business Improvement District Board appearing remotely for this meeting are DAVID CHARETTE, GABRIELE BRAHA IZSAK, GLENN ORGIN, DOCTOR IRVING LERNER, JON PAUL PEREZ, MARLO COURTNEY AND SVEN VOGTLAND. Also appearing remotely are Manny Gonzalez, BID Executive Director, and Daniel Diaz, City Attorney.

- Daniel D. Diaz, Assistant City Attorney for the City of Miami Office of the City Attorney, stated the procedures to be followed during this meeting. They are as follows:

Any person who is a lobbyist pursuant to Chapter 2 Article VI of the City Code, must register with the city clerk and comply with related city requirements for lobbyists before appearing before the BID. A person may not lobby a city official, board member, or staff member until registering. A copy of the code section about lobbyists is available in the City Clerk's office or online on [www.municode.com](http://www.municode.com). • In accordance with Section 2-888 written notice for this virtual meeting was provided to the city clerk at least seven days prior to this virtual meeting. • Since this is a virtual meeting as authorized by the Governor the State of Florida, members of the public wishing to address the body may do so by visiting <https://WynwoodMiami.com/VirtualMeeting> to submit their written comments via the online comment form. Members of the public may also call 786-610-4830 to provide comments via the dedicated Wynwood BID public comment voicemail. All comments submitted will be included as part of the public record for this virtual meeting and will be considered by the BID prior to any action taken. The BID will accommodate any speakers desiring to appear in person, subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office. All interested parties are required to abide by all State, County, and local emergency orders and are urged to remain at home and practice social distancing. If the proposition is being continued or rescheduled, the opportunity to be heard may be at such later date, before the BID takes action on such proposition. • When addressing the BID, the member of the public must first state his or her name, his or her address, and what item will be spoken about. • When the BID takes action or votes on any proposition before it, it shall do so by a roll call vote which shall be recorded by the Executive Director and included in the record. • Please silence all cell phones and other noise-making devices. • Any person with a disability requiring assistance, auxiliary aids, and services for this meeting may notify the City Clerk and BID Executive Director. • Please note BID Board Members have generally been briefed by BID staff and/or the city attorney on items on the agenda today. Access and Public Comment Accommodations Access to the Meeting the BID is using Zoom to hold its October 19, 2020 Virtual meeting. Zoom is a cloud platform for video

and audio conferencing, collaboration, chat, and webinars across mobile devices, desktops, telephones, and room systems. In order to ensure that the public has the ability to view the meeting, the BID will broadcast the meeting and the meeting can be viewed live on Miami TV ([miamigov.com/tv](http://miamigov.com/tv)), through the BID's Facebook page [facebook.com/WynwoodMiami](https://facebook.com/WynwoodMiami), and on Comcast channel 77 (City of Miami). The broadcast will also have closed captioning. Additionally, the BID has not selected a virtual platform that requires the public to purchase or download any additional software or equipment to watch this meeting. Aside from the Zoom platform and that the participants will be appearing remotely; the public will have no discernible difference in their ability to watch the meeting. Public Comment the BID has developed several new methods of ensuring public comment for a virtual meeting. It has established two (2) new options. 1. The first new option allows the public to provide public comments via the dedicated BID public comment voicemail by calling 786-610-4830 where the individuals will be able to leave a two (2) minute message that will be played during the virtual BID meeting. 2. The second new option allows the public to submit comments via the BID's online comment form. The comments submitted through the comment form have been distributed to the Board members and BID staff throughout the day so that the BID Board members can consider the comments prior to taking any action. Additionally, the online comment form will remain open during the meeting to accept comments and distribute to the BID Board members up until the Chairman closes public comment. For all of the aforementioned options, all the comments received will be included in the public record of the meeting. For these two (2) new options, the BID also created a simple set of instructions explaining how the public may submit their comments with either option. Those instructions were provided in the notice to the public and published online at <https://WynwoodMiami.com/VirtualMeeting> Additionally, like any other BID meeting, the public may provide public comment at the BID's office. The BID set up a terminal in the event members of the public travel to the BID office to provide public comment. However, due to COVID-19, all speakers desiring to appear in person will be subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office but will be able to participate through the remote options described above. These three (3) public comment options established and provided for the Virtual BID meeting comply with Section 286.0114, and Section 120.54, Florida Statutes ("F.S."). The BID has published an agenda, as well as included in the Notice to the Public pursuant to our City Code and the items and topics that will be discussed at the Virtual BID Meeting. Additionally, the public has been given the opportunity to provide public comment during the meeting (the terminal at BID office and the online public comment form) and within reasonable proximity in time before the meeting (and during) via the public comment voicemail, and online public comment form. Moreover, Section 286.0114(4)(c), F.S., specifically authorizes the BID to "[p]rescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition . . . ." The BID through its three (3) public comment options has provided three (3) different procedures and forms to indicate, among other things, his or her support, opposition, and neutrality on the items and topics to be discussed at the virtual BID meeting. The BID provided information on how to submit its comments in the Notice to the Public, on a dedicated webpage, and via its social media channels.

- It was noted that BID Chairman, Albert Garcia, agreed to all the notice provisions set forth and these uniform rules of procedures established for this Virtual meeting.
- Manny provided clarification on the following revisions to the current draft of the August 12, 2020 BID Board of Directors Meeting Minutes:
  - Page 7 - Third bullet from the bottom starting “Albert Garcia, Clarified...”: change NRD-2 to NRD 1
  - Page 8 - Fourth bullet starting “the NRD-1 Noise...”: change the time from 7am to 9am
  - Page 9 – Fifth bullet from the bottom: add “0” to dollar amounts stated to reflect correct amounts of \$1,759,000 and \$1,600,000 respectively.
- **See Motion #1**
- Manny provided clarification on the following revisions to the current draft of the September 9, 2020 BID Board of Directors Meeting Minutes:
  - Page 8 - Last bullet: Change to It was noted that the City Manager will the discretionary ability to lower the decibel threshold during the pilot program with the consent of the Wynwood BID board.
- **See Motion #2**

**PUBLIC COMMENTS:**

- Albert Garcia opened the public comments portion for the BID Board of Director’s meeting via in person visit to the BID office at 50 NW 24 St, Suite 104 Miami, FL 33127.
- As per Chris Hoffman, it was noted that there were no people present at the BID office who wished to provide public comment during the beginning portion of the Board of Director’s meeting.
- It was noted that there were no comments from the public submitted via the BID’s online comment form.
- It was also noted that there were no public comments submitted meeting via the dedicated BID public comment voicemail.

**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 18, 2020.
- It was noted that due to the COVID-19 pandemic and its impact to businesses, including the construction industry, the City of Miami is waiving the moratorium on construction work within the public right-of-way for the 2020 Holiday Season.

- It was noted that Miami-Dade County will be hosting a virtual ethics workshop at 2pm, October 19, and will require all Board member to attend if they have not already done so.
- The Wynwood BID will be disseminating a *City of Miami Covid-19 Rules for Individuals & Businesses* flyer released by the City of Miami on October 16<sup>th</sup> to assist businesses struggling to operate under the current regulation.
- It was noted that due to the transitory nature of the regulations, the flyer will be updated and disseminated to the pertinent parties on a regular basis, with the next update scheduled for tomorrow.
- It was noted that this past Friday, a judge's ruling in a lawsuit filed by Tootsie's strip club struck down Miami-Dade County's Covid-19 curfew and, in the process, allowed area restaurants and bars to remain open past midnight.
- Manny Gonzalez provided a summary of the *City of Miami Recovery Report* released on October 8, 2020.
- As per the report, trend lines for daily parking revenue continue to indicate improvement since economic reopening on May 20, 2020 with Wynwood continuing to attract the second highest revenue amount of any neighborhood within the City.
- It was noted that the City of Miami hotel information and Miami International Airport domestic and international passenger information continue to indicate a significant negative year-over-year percent change.
- It was noted that there were 172,041 cumulative confirmed cases of Covid-19 in Miami-Dade County as of October 6, 2020.
- Manny Gonzalez provided a summary of Wynwood restaurant establishments participating in the *City of Miami Restaurant Recovery Program*.
- It was noted that the BID is current renting 131 water barricades for 12 participating restaurant operators.
- The Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.
- It was noted that Florida Power & Light Company (FPL) completed the LED retrofit of exiting roadway light on N Miami Avenue and NW 20 Street.
- It was noted that the Miami-Dade County Department of Transportation and Public Works replaced and improved the pedestrian features at the intersection of NW 1st Pl and NW 20th St.

- It was noted that the Wynwood BID, as a safety initiative to reduce pedestrian walking hazards, contracted Easy Grass to install new rubber mulch on the existing tree beds on NW 2 Ave.
- It was noted that the Wynwood BID assisted in the coordination of the *Wynwood Homeless Outreach & Clean Up* event on October 13, 2020.

**Action Item:**

- Marlo Courtney requested the Wynwood BID reevaluate the current plan of action to address the homelessness in Wynwood.
- The Wynwood BID will coordinate meetings to develop a new plan of action with Omni Community Redevelopment Agency (CRA) and Southeast Overtown / Park West CRA as they share boundaries with the BID in the problematic areas and one their main purposes is to “alleviate conditions contributing to slum and blight”. Other pertinent organization will also be invited.
- The Wynwood BID will also contact the City of Miami's Homeless Assistance Program (MHAP) to they can advise the BID Board of Directors on their current actions to address homelessness in Miami.

**SECURITY UPDATE:**

- City of Miami Police Commander Daniel Kerr provided a September 2020 security update to the Wynwood BID Board of Directors.
- Commander Dan Kerr noted a continued increase in pedestrian activity and subsequent increase in crime in Wynwood.
- It was noted the night time activity over this past weekend escalated due to the judge’s recent ruling negating Miami-Dade County's Covid-19 curfew.
- It was noted that a couple of businesses in Wynwood have been fined for violation of the Covid-19 operational guidelines.
- Commander Dan Kerr provided an overview of the road closure plan in anticipation of Halloween.
- ***HalloWyn 2020 presentation on file.***
- As per Commander Kerr, the Wynwood NET police are allocating resources to ensure pedestrian safety during Halloween due to uncertainty on what the conditions will be.
- It was noted that Wynwood had 125,000 people in attendance for Halloween 2019.
- As per Commander Kerr, the Wynwood NET police will enact a full road closure of NW 2 Ave to ensure pedestrian safety in the event of significant pedestrian traffic.

- It was noted that Halloween day will occur on a Saturday with a full moon and will have Daylight Saving time change.

**Action Item:**

- The BID will request the Miami Parking Authority eliminate parking on N Miami Ave on Halloween to ensure proper vehicular traffic flow.

**Action Item:**

- The BID will acquire Variable Message Signs (VMS) for to direct visitors to centralized parking garages, i.e. the Wynwood Garage and Miami Arts Charter School Garage.

**Action Item:**

- The BID will coordinate an internal coordination meeting for Halloween.
- It was noted that there are concerns of Halloween being “super spreader event”.
- It was noted that the City of Miami will continue enforcement of Covid-19 operational guidelines.

**MARKETING & ECONOMIC DEVELOPMENT UPDATE:**

- Wynwood BID Marketing Manager, Chris Hoffman, provided the Marketing Report.
- It was noted that social media audience continues to grow with a total audience of more than 198,000. September social media posts received over 21,000 engagements combined.
- It was noted that Wynwood was named one of the “40 Coolest Neighborhoods in the World” by TimeOut on October 6, 2020.
- It was noted that the BID is working on two different campaigns geared toward business support and reopening efforts. i.e. the BRIDGE video project and the #ForTheWyn social media campaign.
- It was noted that the BID launched a development pipeline webpage on WynwoodMiami.com for developments that have been completed or are construction in Wynwood.
- Albert Garcia provided an update on Wynwood BID advocacy efforts for the proposed NE 27 St commuter rail station.
- It was noted that the Miami-Dade County Commission’s Transportation and Finance Committee met via Zoom on October 15<sup>th</sup> to review the pending commuter rail initiative and deferred the item after public outcry criticizing their exclusion of the NE 27 St station as a priority location.

- It was noted the Miami-Dade County Commission will reconvene on October 20<sup>th</sup> to vote on the approval of the commuter rail and the priority locations for rail stations under resolution 11A3.
- It was noted that the resolution continues to exclude the NE 27 St station location and BID urged its members and constituents to submit public comments in favor of the NE 27 St station.
- Manny Gonzalez will provide talking points for all the members in anticipation of the commission meeting.
- Taylor Cavazos provided a recap of public relations initiatives that Kivvit has managed for the Wynwood BID for September amid the Covid-19 pandemic.
- It was noted that Kivvit assisted in promoting the City of Miami *Restaurant Recovery Program* updates and the Wynwood NRD-1 amendments, and underscored the Wynwood BIDs commuter rail advocacy efforts.

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

- Manny Gonzalez provided an update on the Wynwood BID wayfinding initiative.
- It was noted that Wynwood BID and Merje hosted two signage workshops on September 25<sup>th</sup> for parking lot operators, rideshare companies, tour bus operators and other related organizations.
- **Signage Workshop meeting minutes on file.**
- As per Marlo Courtney, MERJE will explore different types of parking garage signage, specifically to differentiate from “brick and mortar” garages and temporary parking lots.
- It was noted that IKE will integrate their kiosk security cameras into the City of Miami *Real Time Crime Center*.
- It was noted that the BID provided an onsite tour of Wynwood to the John Bosio of Merje Design, via a golf cart lent by Goldman Properties, to gather material to further develop the wayfinding sign initiative.
- Merje will then confer with the Wynwood BID to provide an update and obtain further direction.
- Albert Garcia provided an update on the Neighborhood Revitalization District-1 (NRD-1) amendments and associated *Wynwood Streetscape & Street Tree Masterplan*.
- It was noted that the NRD-1 amendments & masterplan will receive second reading by the City of Miami Commission on October 22<sup>nd</sup> and any relevant constituents are encouraged to submit public comments in support.



- It was noted the City Commission will also have first reading for the establishment of an enhanced *Right-of-Way Improvement Trust Fund*; further requiring those adjacent property owners required to construct or reconstruct street improvements in connection with certain building permits in areas with adopted street master plans, e.g. the NRD-1, pay into the trust fund.
- It was noted that the proposed amendment to Chapter 39/Article II of the Code of the City of Miami titles “Peddlers and Itinerant Vendors/Sidewalk and Street Vendors” for prohibitions against vending the Wynwood and Coconut Grove Business improvement district and on any right-of-way abutting a T3 transect zone passed first reading by City of Miami Commission on October 8<sup>th</sup>.
- The item will receive a second reading by the city commission on November 19<sup>th</sup>.

**FINANCE UPDATE:**

- Manny Gonzalez provided an overview of the working draft of the September 30, 2020 consolidated statement of activities for fiscal year 2019-2020.
- It was noted that the Wynwood BID has accumulated \$3, 337,694.18 in the *Public Benefit Trust Fund* and will transfer the money currently residing within a City of Miami account to an interest generating account within Bank OZK.
- According to aging reports provided by CCSG, the BID has a total of \$509,000 in outstanding assessment payments.
- It was noted that the BID sent the assessment invoices for FY 2020-2021 on September 2020.
- It was noted that letter warnings of lien were sent out for outstanding BID assessment payments for FY 2019-2020.
- It was noted that the BID has extended the grace period before the placement of lien for outstanding FY 2019-2020 assessment payment due to the current pandemic.
- It was noted that SKJT&G will audit the Wynwood BID for the FY 2019-2020.
- Manny Gonzalez advised the BID that they will need to organize a meeting with the City of Miami Department of Planning & Zoning to standardize and streamline the parking waiver application.

**Action Item:**

- Albert Garcia request the Wynwood BID draft a formal memo to the City Manager to address the current parking waiver application.

**NEW BUSINESS:**

- Marlo Courtney expressed concerns about Mastec installing underground conduit on NW 2 Ave and their associated ROW closures.
- As per Aleksander Sanchez, it was noted that Mastec have begun staging their equipment today and will be working their way down the south bound lane of NW 2 Avenue, from NW 27 Terrace to NW 25 Street.
- It was noted that the work is scheduled to last around 2 months.
- Albert Garcia advised the BID Board that the Blackstone Group is planning to open an office in South Florida.
- It was noted that the New York-based private equity firm plans to hire about 215 employees and lease as much as 50,000 square feet of office space for up to \$25 million to launch a regional, technology-focused headquarters.
- It was noted that the Miami-Dade County Commission collaborated with the Miami Downtown Development Authority (DDA) and Miami-Dade Beacon Council to draw Blackstone to Miami via a county approved resolution that would provide up to \$650,000 in incentives over a 10-year period.
- The Wynwood BID expressed that Wynwood could be better fit than Brickell and Downtown for technology-based companies like Blackstone and will be contacting Blackstone to draw them to the Wynwood area.
- It was noted that Florida Governor Ron DeSantis' Executive Order 20-246 permitting virtual meetings will expire on November 1, 2020 and all following meetings will likely be held in person.
- **Meeting adjourned at 1:15pm**

**MEETING MOTION SUMMARY:**

**MOTION #1: August 12, 2020 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the August 12, 2020 Wynwood BID Board of Directors meeting minutes.

Marlo Courtney provided first motion; Jon Paul Perez seconded  
Motion Passed Unanimously

**MOTION #2: September 9, 2020 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the September 9, 2020 Wynwood BID Board of Directors meeting minutes.

Irving Lerner provided first motion; Jon Paul Perez seconded  
Motion Passed Unanimously