



Wynwood BID Board of Directors Meeting

WeWork Wynwood
September 11, 2019 at 11:15 a.m. – 2:10 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
Sven Vogtland, Wynwood BID
David Charette, Wynwood BID

Members Absent:

Gabriele Braha Izsak, Wynwood BID

Others in Attendance:

Daniel Diaz, City of Miami Attorney's Office
James McQueen, City of Miami District 5
Amy Hughes, City of Miami District 5
Santiana Lewis, City of Miami District 5
Commander Daniel Kerr, City of Miami Police
Officer Nikko Evans, City of Miami Police
Officer Roberto Soroa, City of Miami Police
PSA Kyrece Massie, City of Miami Police
Adele Valencia, City of Miami Code Compliance
Luis Fernandez, City of Miami Code Compliance
Trelana Haines, City of Miami Code Compliance
David Snow, City of Miami Planning
Walter Meyer, Local Office Landscape Architecture
Jennifer Bolstad, Local Office Landscape Architecture
Jonathan Yormak, East End Capital
David Polinsky, Fortis Design
Jordan Levinson, RedSky Capital
Catherine Lackner, Miami Today
Steven Wernick, Wernick & Co
Giannie Baptista, Coyo Taco
Emily Barstow, Coyo Taco
Shayla Garcia, Shots

Ola Kayal, Nabati
Henry Bedoya, Concrete Beach
Jose Yopez, Daniel Wellington
Bhavin Dhupelia, Rupees
Sachin Dhupelia, Rupees
Esther Lerner
Kelly Penton, Kivvit PR
Taylor Cavazos, Kivvit PR
Manny Gonzalez, Wynwood BID
Aleksander Sanchez, Wynwood BID
Chris Hoffman, Wynwood BID

- Executive Director, Many Gonzalez, called the Wynwood Business Improvement District Board of Directors meeting to order at 11:15 a.m.
- It was noted that *WeWork*, in conjunction with *Goldman Properties*, granted the Wynwood BID the opportunity to host the September 2019 Board of Director’s meeting within their new offices located at the Wynwood Garage located at 260 NW 27 St, Miami, FL 33127.
- The Wynwood BID presented Jonathan Yormak an *Award of Appreciation* for his outstanding and dedicated service to the community, during his tenure as a Wynwood Board of Director.

WYNWOOD CODE COMPLIANCE TEAM INTRODUCTION:

- Manny Gonzalez introduced the City of Miami Department of Code Compliance Director, Adele Valencia, Central District Supervisor, Luis Fernandez, and Central District Afterhours Supervisor, Trelana Haines.
- As per Director Adele Valencia, the mission of the City of Miami Department of Code Compliance is to elevate quality of life and aesthetics in the City of Miami by educating the public and fairly enforcing our City’s codes.
- It was noted the Wynwood area has two (2) dayside inspectors assigned from 8am-5pm, Monday to Friday.
- It was noted that Code Compliance is available After hours: Monday-Thursday 5:00 – 10:00 pm, Friday & Saturday: 24 Hours, Sunday: 10: 00 am- 5:00 pm. (786) 457-0995
- Code Compliance contacts on file.

EXECUTIVE DIRECTOR REPORT:

- Manny Gonzalez provided an update on the various initiatives currently in progress by the Wynwood Business Improvement District (BID) as of September 10, 2019.
- Manny Gonzalez provided a draft of the Wynwood BID bylaws to the Board of Directors, for the board to review prior to discussion at the next scheduled meeting.
- It was noted that the template of the Wynwood BID bylaws draft were edited from the Coconut Grove BID bylaws, which were developed in tandem with the City of Miami Legal Department for over a year before being approved.
- It was noted that the Wynwood BID will need to formally elect a BID Board of Director's Chair and Co-chair at the next scheduled Board of Director's meeting in October.
- It was noted that the Wynwood BID will be scheduling a meeting with Miami-Dade County and Commander Dan Kerr to discuss plan of action for *Maintenance of Traffic* for Art Week 2019.
- It was noted that the Wynwood BID is attempting to facilitate a donation of computer equipment from the developers of 545wyn, Sterling Bay Equity, for the school children at Eneida Hartner Elementary School, as per our initiative to welcome them to the Wynwood community.
- It was noted that the Wynwood BID participated in the Miami-Dade County's Emergency Operations Center (EOC) conference call to discuss hurricane Dorian and disseminated information to BID members in the interest of public safety, throughout the duration of the storm.
- It was noted that the Wynwood BID preemptively developed a *construction mitigation plan* in 2018 to formalize the process through which construction project address the impacts to the public within the boundaries of the BID.
- The *BID Construction Mitigation Plan* was submitted to public works on May 2018 without response, as of September 11, 2019.
- The Wynwood BID synthesized the *Caltran 5 Year Car Accident Cluster Analysis*, and reached out to Miami-Dade County for the reprogramming of the streetlights on NW 29th St., NW 3rd Avenue, NW 1st Court, and NW 20th St due high accident and pedestrian incident rates
- Wynwood BID Project Coordinator, Aleksander Sanchez, provided a Wynwood BID operations update.

- The Wynwood BID has reported 82 instances of illegal dumping, and 35 potholes have been reported as of January 1, 2019.
- It was noted that the Wynwood BID area currently has 53 trash containers & 13 recycle containers.
- It was noted that the Wynwood BID has resubmitted a request to Miami Dade County for the retrofitting of existing roadway lights on county right of way with LEDs (e.g. N Miami Ave and NW 20th St).

SECURITY UPDATE:

- City of Miami Police Commander, Dan Kerr, provided a September 2019 security update to the Wynwood BID Board of Directors.
- It was noted that the Wynwood NET area currently employs 10 beat officers.
- It was noted that the City of Miami Police is hypersensitive to right of way closures
- As per Commander Kerr, Shields will be in Wynwood on Saturday carrying out free informational training exercises on Active Shooter and Terrorism Awareness.
- As per Commander Kerr, it was noted that property crimes remain an issue in Wynwood due to professional robbers that have targeted tourists.
- It was noted that there are now 7 legal sidewalk street vendors operating in Wynwood.
- Commander Kerr strongly encouraged the Wynwood BID to seek an amendment to the ordinance to better regulate the proliferation of street vendors.
- David Charrette expressed a desire the Miami Police to increase enforcement of traffic rules and regulations.
- As per Commander Kerr, Wynwood NET police is actively developing a new system to improve their mobility with regards to submitting reports as will allow officers to enforce traffic violations more freely.
- It was noted that the Wynwood BID will work in conjunction with City of Miami Police Department for the promotion of the incoming areawide security camera network.
- It was noted that the Miami Police are developing signage to notify pedestrians of the presence of CCTV network.

MARKETING UPDATE:

- Wynwood BID Marketing Coordinator, Chris Hoffman, and Kelly Penton from Kivvit PR provided an update on the various marketing initiatives currently in progress by the Wynwood BID.
- It was noted that the Wynwood BID released the finalized 2018 Annual report which compiles the BID's ongoing efforts and initiatives to help area businesses thrive in Wynwood.
- It was noted the Wynwood BID released a redesigned *Official Wynwood Street Guide*, which now includes a robust business directory. The new version of the map was designed to be more portable and user-friendly and will be disseminated annually by the Wynwood BID office moving forward.
- It was noted that the next version of the *Official Wynwood Street Guide* is slated for release in conjunction with Art Week 2019.
- It was noted that Kivvit is actively working to promote Art Week 2019 by publicizing relevant Wynwood based events and highlighting newly completed murals in Wynwood.
- It was noted that the Wynwood BID worked with Gramps to host watch parties for the DNC debates in Miami on June 26 and 27. June 27th was the official watch party of the DNC. Both nights were well attended and received various coverage from TV and print press.
- Due to the threat of Hurricane Dorian, the *Home Design and Remodeling Show* was moved to September 13-15 at the Mana Wynwood Convention Center.
- In tandem with the *Home & Remodeling Show* team, the Wynwood BID created the *Wynwood Experience promotion*, in which event attendees that present their ticket to participating businesses will receive special promotion pricing.
- It was noted that participating businesses include Rupees, No. 3 Social, Three, Osme Perfumery and The Wynwood Shop.
- It was noted that on September 28, Commissioner Hardemon's office and the Wynwood NET are hosting their annual Wynwood Latin Art & Music Festival at Roberto Clemente Park. Guests will be able to enjoy free food and music from 11 am to 3 pm.
- It was noted that the Wynwood BID is leading a promotion of the Wynwood breweries in September. Each brewery will offer a "flight" of their core beers for a special price. The promotion is scheduled to be promoted via website and social media.

- It was noted that ten (10) Wynwood restaurants are participating in Miami Spice, a yearly two-month event organized by the Greater Miami Convention and Visitors Bureau to showcase Miami's diverse cuisine via specially curated three-course meals.
- It was noted that all Wynwood BID social media accounts continue to grow in audience, with total followers now north of 166,000.
- Taylor Cavazos was introduced to the Wynwood BID board of Directors as a new Senior Executive at Kivvit PR.
- **(Marketing Committee Packet on File)**

FINANCE UPDATE:

- Manny Gonzalez provided an update of the Wynwood BID financial report as of August 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 \$58,520 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
 - \$111,277 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 an update on the Wynwood BID's Annual Parking Trust Fund expenditure plan, as required by City of Miami ordinance, and provided an update on the completed and planned projects for the remainder of the current fiscal year.
- Manny Gonzalez provided an update of the Wynwood BID signatory list for Bank OZK, which has been initiated and scheduled to be finalized at the October 2019 Board of Director's meeting.

- It was noted that the Wynwood BID will adopted a resolution prior to January 1, 2020 authorizing the City of Miami to collect the non-ad valorem assessments via inclusion of BID assessment fees into Miami-Dade TRIM notices and tax bills.
- **(Finance Committee Packet on File)**

PLANNING & TRANSPORTATION UPDATE:

- Walter Meyer and Jennifer Bolstad from Local Office Landscape Design (LOLA) provided a final update on the Wynwood NW 3rd Avenue Woonerf schematic design.
- It was noted that the Woonerf is currently being designed to capitalize on Wynwood’s industrial past and it informs Wynwood’s current identity.
- It was noted that the results of the Caltran Traffic Study for the 3rd Avenue Woonerf supported design of the woonerf to incorporate one south bound driving lane from NW 29 St to NW 25 St with the possibility of interchangeable directionality.
- It was noted the topographical studies of the City of Miami indicated that Wynwood has some of the highest elevation within the city.
- It was noted that the streets will highlight the subtle topographical nature of south Florida and Wynwood via contouring the streets with different shades of permeable asphalt.
- It was noted that the tree and plant palate for the woonerf will largely consist of native species with desaturated colors to accentuate Wynwood’s murals and dynamic scaling to compliment specific segments of the woonerf.
- It was noted that ensuring pedestrian safety is tantamount to the design of the woonerf.
- Albert Garcia advised LOLA to coordinate one more NW 3 Avenue stakeholder meeting as a final prerequisite to receive full support of the woonerf design from the Wynwood BID.
- The Wynwood BID expressed significant interest in the development of a signalized pedestrian crossing on NW 29 St and NW 3 Ave.
- It was noted that NW 3 Ave and NW 29 St will prominently feature a “gateway art” and will require a call to artists.
- It was noted that LOLA is requesting final input from the public prior to the final design submittal of the NW 3rd Avenue Wynwood Woonerf to the City of Miami.

- Albert Garcia lauded LOLA for their efforts to address the concerns previously expressed by the stakeholders
- NW 3rd Avenue Woonerf Schematic Design presentation is online and on file.
- It was noted that the Wynwood BID is coordinating with the Miami Parking Authority (MPA) for the implementation of an Uber & Lyft drop off/pick up pilot program to address traffic flow impact from ride sharing companies.
- It was noted that the Wynwood BID is scheduled to meet with MPA to address parking traps in the Wynwood area.
- It was noted that the Wynwood BID is scheduled to discuss the 5am alcohol extension for Art Week 2019.
- **(Planning & Transportation Packet on File)**

NEW BUSINESS:

- Manny Gonzalez requested permission from the Wynwood BID Board of Directors for the potential relocation of the Wynwood BID office.
- It was noted that the Wynwood BID Board of Directors are scheduled to attend the mandatory *City of Miami Ethics and Professionalism Training Course* on October 21, 2019 at 2:00 p.m.
- It was noted that Executive Director of the Wynwood BID, Manny Gonzalez, advised the board of Director to discuss amendment of the meeting structure for the inclusion of an Operations and Capital Improvements BID subcommittee.
- Manny Gonzalez will develop guidelines of committee structure for review and approval at next board meeting

Meeting Adjourned 2:10pm

MEETING MOTIONS SUMMARY:

MOTION #1: July 17 & June 25, 2019 Meeting Minutes:

- Upon a properly made and seconded motion, it was unanimously resolved to approve the July 17, 2019 Wynwood BID Board of Directors Retreat minutes and the June 25, 2019 Wynwood BID Board of Directors meeting minutes.

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