



**Wynwood BID Board of Directors Meeting:**

Lombardi Properties- 160 NW 26 St. 2<sup>nd</sup> Floor, Miami, FL 33127  
December 15, 2021 from 11:20 a.m. to 12:54 p.m.

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

**Board Members in Attendance:**

Albert Garcia, Wynwood BID  
Irving Lerner, Wynwood BID  
Marlo Courtney, Wynwood BID  
Bruce Fischman, Wynwood BID  
Glenn Orgin, Wynwood BID  
Amro Zakarni, Wynwood BID  
Sven Vogtland, Wynwood BID  
Jennifer Frehling, Wynwood BID

**Members Absent:**

Gabriele Braha Izsak, Wynwood BID

**Others in Attendance:**

Domini Gibbs, City of Miami City Attorney's Office  
Commander Daniel Kerr, City of Miami Police Department  
Commander Freddie Cruz, City of Miami Police Department  
Sergeant Michael Valladares, City of Miami Police Department  
Daniel Sierra, City of Miami Code Compliance  
Yacmany Salvatierra, City of Miami Code Compliance  
David Snow, City of Miami Planning Department  
Taylor Cavazos, Kivvit PR  
Lauren Lamb, Miami Today  
William Talbert, Greater Miami Convention & Visitors Bureau  
David Whitaker, Greater Miami Convention & Visitors Bureau  
Suzie Sponder, Greater Miami Convention & Visitors Bureau  
Wilfred Yenko, Quadrum Global | Arlo  
Mathew Thomson, AMLI Residential  
Jonathan Trestyn, More Development  
Kate Kavanaugh, More Development  
Becca Tash, Museum of Graffiti  
Suzanne Vuoncino, Museum of Graffiti  
Colette Mello, FIU CARTA | Mana Wynwood  
Vanja Plavska, Mana Wynwood  
Christina Gonzalez, SWARM  
Helena Chackman, SWARM  
Sydney Dixon, SWARM  
Shayla Garcia, Shots

Joey Tabakin, Salt & Straw  
Manny Lopez, Suite Habana Café  
David Polinsky, Fortis Design + Build  
Daniel Lerner, Lerner Family Properties  
David Lombardi, Lombardi Properties  
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 11:20am.
- Albert Garcia, on behalf of the Wynwood BID, thanked David Lombardi for allowing us of his space to host the BID Board meeting.

### **PUBLIC COMMENTS:**

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

### **HONORARY PRESENTATION FOR WILLIAM D. TALBERT, III**

- It was noted that William D. Talbert, III, CDME, after having served as President & CEO of the Greater Miami Convention & Visitors Bureau (GMCVB) for the past eighteen years and Chief Operating Officer for the prior nine, will be retiring.
- Albert Garcia presented William D. Talbert, III with an award appreciation for outstanding and dedicated service to the Wynwood community.
- It was noted that the GMCVB had announced earlier this year that David Whitaker has been appointed the next President & CEO of the destination marketing organization (DMO) for Greater Miami and Miami Beach.
- David Whitaker introduced himself to the Wynwood BID and pledged to continue working the BID and its constituents in promoting the neighborhood as a premier destination within the Greater Miami area.

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

- Wynwood BID Executive Director, Manny Gonzalez, provided an overview of the Executive Director Report as of the previous BID Board meeting on November 10, 2021.

- It was noted the annual *Wynwood BID Holiday Party* was canceled due to the recent spike in Covid-19 cases in South Florida.
- Manny Gonzalez recognized and applauded the efforts of Central District Field Supervisor Daniel Sierra and Senior Field Inspector Yacmany Salvatierra from the City of Miami Department of Code Compliance for their steadfast efforts in aiding the BID.
- As per Daniel Sierra, the Central District is comprised of the Downtown, Midtown, Wynwood, Allapattah and Overtown areas.
- Manny Gonzalez provided an update on the upcoming Wynwood BID elections.
- It was noted that BID will soon begin the election process soon for appointment of the BID Board of Directors.
- It was noted that Albert Garcia and Irving Lerner will no longer be eligible to return as BID Board members due to term limits in the City of Miami ordinance.
- It was noted that the BID will begin solicitation for potential candidates in January 2022.
- Considering coming elections, Manny Gonzalez, on behalf the Wynwood BID, will submit a Legal Services Request (LSR) to City of Miami seeking assistance in amending the language within the City ordinance to allow ex officio members with the BID Board.
- It was noted that Manny Gonzalez believes that in order to ensure a smooth transition of Board members, it is paramount that the BID Board allow legacy members such as Albert Garcia and Irving Lerner to remain active as non-voting members to provide guidance and historical knowledge of the BID and the neighborhood.
- It was noted that, as per request from the BID Board, the Wynwood BID re-engaged contact the Florida Department of Transportation (FDOT) to inquire on updates regarding the planned Interstate 95 (I-95) exit for Wynwood on NW 29 St and ensure that any updates are circulated accordingly to the community.
- It was noted that the Wynwood exit could impact the NW 29 St section of the Wynwood Streetscape & Street Tree Masterplan.
- It was noted that the Planning and Environmental Management Office for FDOT, District 6, advised the BID that for FM# 414964-7-22-01 SR 9A/I-95 FROM US-1/SOUTH DIXIE HIGHWAY TO SOUTH OF NW 62ND STREET, the PD&E is programmed in 2024 for \$6.5 million.

- The Wynwood BID was introduced to BaoYing Wang, the FDOT project manager for the PD&E study and a detailed tentative schedule for all the activities for the project were provided.
- It was noted that due to lack of interstate exits leading to Wynwood, the BID has been in correspondence with FDOT for future implementation of roadway signs throughout the highway exits and major thoroughfares, similar to Design District's and all other major neighborhoods within the City of Miami boundaries, directing motorized vehicles to Wynwood.
- It was noted that City of Miami Department of Resilience and Public Works advised the BID that if the signs are to be installed along FDOT roads, a permit from FDOT D6 is required.

**Action Item:**

- It was noted that the BID will contact FDOT D6's Traffic Operations Office to seek further guidance.
- As per Manny Gonzalez, the BID sponsored the City of Miami Police Department's 2021 Senior Holiday Luncheon scheduled to be held on December 16, 2021.
- It was noted that the South Florida Puerto Rican Chamber of Commerce advised the BID that after numerous meetings with the City of Miami, Major League Baseball (MLB) and Miami Marlins regarding addressment of the deteriorating conditions of the baseball field at Roberto Clemente Park, the MLB and the Miami Marlins have agreed to adopt the park.
- It was noted the upon adoption of Roberto Clemente Park, said parties will commence a project to rehabilitate the baseball field.
- It was noted that BID contacted the city to formally request a district wide noise and alcohol extension until 5:00 a.m. on the following dates listed below:
  - Art Week 2021 - December 3, 4, 5
  - Music Week 2022 – March 25, 26, 27
  - New Year's Day 2022 – Jan 1
- It was noted that the City Attorney's Office advised the BID Chapter 4 changed and Section 4-3.1(a)(7) does not exist anymore. Alcohol extensions can only be obtained by alcohol service establishments under the amended Article 4-3(b) from the City Commission.
- It was noted that the Wynwood BID can no longer obtain blanket waivers for the Wynwood area.

- Effectively the empty lots, or galleries, etc. cannot obtain a waiver to 5:00 a.m. The business located on the property must be licensed as an alcohol service establishment in order to obtain any type of waiver.
- It was also noted that there is no waiver provision for the *Wynwood Noise Pilot Program*.
- It was noted that eligible businesses in Wynwood will likely not be able to obtain a noise waiver for New Year's Day 2022.
- Sven Vogtland asked if business in Wynwood will be able to obtain noise waivers in anticipation of Miami Music Week in March 2022.
- As per Manny Gonzalez, the Wynwood BID will first need to address the noise provision within the *Wynwood Noise Pilot Program*.
- Secondly, the Wynwood BID will need to compose a comprehensive list of eligible businesses within the BID and obtain the proper documentation in order to present as package for review by the City of Miami Commission.
- As per Manny Gonzalez, the Wynwood BID Holiday Toy Drive, in partnership with the City of Miami and the Centro Hispano Catolico Child Care Center, was successfully executed on December 14<sup>th</sup>.
- It was noted that the Wynwood BID, with donations from Arlo Hotels, Related Group and Swarm, was able to provide toys for 190 school children, ranging from ages 3 to 5, for the holiday season.
- The BID presented several of the handmade thank you cards received by the BID from each of the classrooms.
- Manny Gonzalez provided a summary of the Miami- Dade County Office of Emergency Management *Coronavirus Disease 2019 (Covid-19) Situation Report* as of December 8, 2021.
- **Copy of Covid-19 Situation Report on file**
- Wynwood BID Marketing Manager, Chris Hoffman, provided the Marketing Report and the various initiatives that are currently in progress.
- It was noted that as of November 30<sup>th</sup> social media audience continues to grow with a total audience of more than 223,000 and social media posts received over 10,000 engagements combined.
- It was noted that the BID's Request for Proposals (RFP) for *Integrated Communication Services* closed on Wednesday, December 8th, 2021 at 5:00 PM. (Reference RFP #10272021)

- As Chris Hoffman, the BID continues to collaborate with WeTrek as they develop their digital platform in which the public can utilize as a means of exploring and discovering the Wynwood neighborhood through in-depth digital tours of the street art and business in Wynwood.
- It was noted the BID collected 26 mural notifications in anticipation of the changing of murals for Art Week.
- As per Chris Hoffman, the BID assisted multiple inquiries with Art Week related questions including mural regulations, special event regulations, and placing with venues for rentals.
- It was noted that the BID also updated and distributed a Miami Art Week memo and map to businesses and via social media detailing road closures, parking modifications and special hours.
- As per Chris Hoffman, the BID worked with the IKA Smart City staff to create a “Welcome to Wynwood” slide that rotates within the existing kiosk ads.

**SECURITY UPDATE:**

- City of Miami Police Commander Daniel Kerr provided a security update to the Wynwood BID Board of Directors.
- In anticipation of large crowds coming to Wynwood on Art Week 2021, the Miami Police Department (PD)– with the support of the Wynwood BID – took special measures to ensure public safety and manage traffic in the Wynwood Arts District.
- Preparations include blocking off all on-street parking spaces on N.W. 2nd Avenue from N.W. 22nd Street to N.W. 29th Street and on North Miami Avenue from N.W. 23rd Street to N.W. 29th Street. The elimination of on-street parking will allow for a safer pedestrian experience on N.W. 2nd Avenue and help the Miami PD to efficiently control vehicular traffic on North Miami Avenue.
- As per Commander Kerr, the attendance numbers in Wynwood were notably less than in 2019.
- Consequently, City of Miami PD did not have to vehicular traffic on the major thoroughfares in Wynwood during Art Week 2021.
- It was noted that City of Miami PD did close off a portion of NW 23rd St due to safety concerns brought about by the large crowds in the area.
- As per Commander Kerr, there was virtually no violent incidents in Wynwood throughout Art Week 2021.
- As per Commander Kerr, North Miami Avenue raised some safety concerns due to noticeably underlit areas.

- It was noted that illegal vending in Wynwood was very significant during Art Week 2021.
- Commander Kerr commended City of Miami Code Compliance for their efforts to assist City of Miami PD in addressing illegal vending and in addressing noise related issue during Art Week 2021.
- It was noted that Commander Kerr will allow solicitation for suggestions for how to proceed with Miami Music Week 2022.
- Commander Kerr emphasized the importance of having a ground level police presence and encouraging active engagement with the public.
- It was noted that Commander Kerr has been transferred out of Wynwood, as per meeting earlier in the morning with City of Miami Police Department.
- It was noted that Commander, Freddie Cruz has been assigned to take over Commander Kerr's post.
- Albert Garcia invited the BID Board to provide comments on Art Week 2021.
- Sven Vogtland confirmed that the number of visitors in Wynwood have visibly declined from past years but noted that sales stilled showed a notable uptick in activity that were comparable to Art Week 2019.
- Irving Lerner praised Commander Kerr for his efforts in keeping visitors while in Wynwood.
- Jennifer Frehling noted that her local retail shop, Frangipani, did well during Art Week but it was negatively affected by unbearably loud noise emanating from concert stage across the street on NW 2 Avenue.
- As per Jennifer Frehling, the noise was so loud that the building was shaking, and she had to close her business earlier than usual.
- Manny Gonzalez proposed that the announcement of the Omicron variant of Covid-19, days before the major travel dates scared off a lot of people, as per conversations had with many inter-local departments monitoring travel.
- Glenn Orgin noted that the Covid-19 pandemic added a degree of uncertainty that scared off a lot of businesses from coming to participate in Art Week, as per surveys conducted.

- Glenn Orgin added that the lifting of international travel restrictions concerning Covid-19 was done within a relatively short notice and it takes a little bit of time for the travels to show up in statistics.

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

- Taylor Cavazos provided a recap of public relations initiatives that Kivvit has managed for the Wynwood BID for November.
- It was noted that Kivvit heavily promoted Wynwood as one the go to of Art Week destinations.
- As per Taylor Cavazos, it was noted that Lauren Lamb has joined Miami Today and will be working closely with the BID on future articles.
- It was noted that Mathew Thompson, Senior Development Associate for AMLI Residential, was in attendance and addressed the BID regarding the upcoming development.
- David Lombardi encouraged the BID Board to take formal action to order to keep Commander Kerr in Wynwood, in light of the surprise update provided by our aforementioned Police Commander.

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

- City of Miami Planning Department Chief of Urban Design, David Snow, provided and update on the NRD-1 amendments developed by Plusurbia Design.
- As per David Snow, the City of Miami Planning, Zoning & Appeals Board (PZAB) can review the amendments as early as February 17<sup>th</sup> if they are submitted by January 18<sup>th</sup>.
- It was noted if the amendments are approved by PZAB, the City of Miami Commission would then do first reading at the March Commission meeting.
- Marlo Courtney requested David Snow provide an update on the Wynwood woonerfs.
- Marlo Courtney noted that progress has stalled on the NW 3<sup>rd</sup> Avenue woonerf requested guidance on how to resume the conversation with the different parties associated with the project.
- David Snow confirmed that funding is the biggest issue concerning development of development of the NW 3<sup>rd</sup> Avenue woonerf and stated that the City of Miami staff is currently looking for funding sources.



- Marlo Courtney advised that David Snow that not every block will be have the same incentive to implement the woonerf due to lack of development on some properties along NW 3<sup>rd</sup> Avenue.
- Albert Garcia advised that that the BID will need to reconvene with stakeholders' meetings on how to proceed with design and development for the woonerf and subsequently determine a final cost estimate.
- Amro Zakarni requested an update on City of Miami's Office of Capital Improvements (OCI) involvement on the NW 1st Avenue woonerf and on how discussion has fared with the County on developing an implementation strategy for said woonerf.
- As per David Snow, Miami-Dade County staff have been closely monitoring the designs of the woonerf and advised that the County stuff will attend the upcoming workshops.

**NEW BUSINESS:**

- Albert Garcia nominated Amro Zakarni as chairperson of Wynwood BID Capital & Regulatory Affairs Committee, Glenn Orgin as chairperson of the Wynwood BID Marketing Committee, and Marlo Courtney as Chairperson of the Wynwood BID Operations Committee.
- **Reference Motion 2**
- **Meeting Adjourned 12:54pm**

**MEETING MOTION SUMMARY:**

**MOTION #1: October 6, 2021 & November 10, 2021 Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the October 6, 2021 & November 10, 2021 Wynwood BID Board of Directors meeting minutes.

First motion provided; seconded  
Motion Passed Unanimously

**MOTION #2: Wynwood BID Capital & Regulatory Affairs Committee, Marketing Committee, and Wynwood BID Operations Committee:**

- Upon a properly made and seconded motion, it was unanimously resolved to assign Amro Zakarni as chairperson of Wynwood BID Capital & Regulatory Affairs Committee, Glenn Orgin as chairperson of the Wynwood BID Marketing Committee, and Marlo Courtney as chairperson of the Wynwood BID Operations Committee.

First motion provided; seconded  
Motion Passed Unanimously