



**Wynwood BID Board of Directors Meeting:**

Oasis Wynwood- 2335 N Miami Ave, Miami, FL 33127

May 16, 2022, from 11:11 a.m. to 12:45 p.m.

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

**Board Members in Attendance:**

David Weitz, Wynwood BID  
David Lerner, Wynwood BID  
Amro Zakarni, Wynwood BID  
Bruce Fischman, Wynwood BID  
Daniel Whyte, Wynwood BID  
Diego Ojeda, Wynwood BID  
Amir Setayesh, Wynwood BID  
Sven Vogtland, Wynwood BID

**Members Absent:**

**Others in Attendance:**

Domini Gibbs, City of Miami City Attorney's Office  
Commander Freddie Cruz, City of Miami Police Department  
Katherine Toyos, City of Miami Intern  
Antoine Romulus, SEOPW CRA  
Albert Garcia, Wyn Ventures  
David Lombardi, Lombardi Properties  
David Polinsky, Fortis Design + Build  
Marlo Courtney, Goldman Properties  
Victor Sanchez, Goldman Properties  
Brian Guertin, Goldman Properties  
Samantha Elmuza, Goldman Properties  
Wilfred Yenko, Quadrum Global | Arlo  
Mathew Thomson, AMLI Residential  
Kate Kavanaugh, More Development  
Robin Alonso, Tricap  
Vanja Plavska, Mana Wynwood  
Christina Gonzalez, SWARM | Wynwood Marketplace  
Liza Santana-Pineros, Creativas Group  
Alli Torres, Freehold Miami  
Cadija Barnett, The Shop Miami  
Irina Zabelina, La Tropical  
Manny Gonzalez, Wynwood BID  
Aleksander Sanchez, Wynwood BID

- Wynwood Business Improvement District (BID) Chair, David Weitz, called the meeting to order at 11:11am.
- Wynwood BID Executive Director, Manny Gonzalez, on behalf of the Wynwood BID, thanked David Weitz and Sven Vogtland for allowing the use of the Oasis Wynwood to host the BID Board meeting.
- Former Wynwood BID Chair & founding member, Albert Garcia, provided opening remarks to the newly elected BID Board Members.

### **PUBLIC COMMENTS:**

- David Weitz opened the public comments portion for the Wynwood Business Improvement District's Board of Director's meeting.
- Liza Santana-Pineros on behalf of Wynwood Pride, announced this year's Pride festivities.
- It was noted that Wynwood Pride 2022 is slated for the June 10<sup>th</sup> and 11<sup>th</sup> at the RC Cola Plant and activations during the "Neighborhood Takeover" on the 12<sup>th</sup>, in which all supporters and community members are invited to celebrate Miami's colorful diversity for a truly intergenerational and intersectional experience.
- Cadija Barnett, on behalf of The Shop Miami, expressed to the BID Board her interest in coordinating a Wynwood centric hiring event.
- Wynwood BID Operation Manager, Aleksander Sanchez, provided clarification on the Wynwood Hiring Event.
- As per Aleksander Sanchez, the Wynwood BID has been in contact the City of Miami Opportunity Center in coordinating the Wynwood Hiring Event.
- It was noted that Mana Wynwood has allow the BID and City to host the Hiring event at 2450 NW 5 Ave, following a site visit on May 13<sup>th</sup>.
- Liza Santana-Pineros, on behalf of White Feather Management Group, invited the public to experience Wynwood's restaurant & bar/lounge concept, Crusoe Wynwood, located at 165 NW 23 St.
- David Weitz closed the public comments portion of the Wynwood Business Improvement District's Board of Director's meeting.

### **EXECUTIVE DIRECTOR & STAFF REPORTS:**

- Wynwood BID Executive Director, Manny Gonzalez, provided an overview of the Executive Director Report as of the previous BID Board meeting on April 11, 2022.

- It was noted that Jen Frehling has resigned from the Wynwood BID Board.
- Wynwood BID Operations Manager, Aleksander Sanchez, provided a monthly report of BID initiatives.
- It was noted that the Wynwood BID currently has an order with General Sign Company to the production of 300 Wynwood Park Smart Signs.
- Due to a shortage of materials, delivery of the signs is pending.
- The Wynwood BID is working with Wynwood Pride to assist with their annual Pride celebration.
- The BID will be installing Pride Banners in the neighborhood and promoting the event via social media.
- It was noted that the BID has assisted with connecting Pride with the GMCVB for promotion of event, and connecting with IKE Smart City for the creation of slides promoting Pride on the Kiosks in Wynwood.
- It was noted that there are currently approximately 106 water barricades in Wynwood being used for eight (8) Street Cafes.
- The Wynwood BID proactively performed inspections of the street cafes in Wynwood during the Week of March 28th and April 4th to ensure that they met the minimum safety requirements.
- It was noted that the Street Café Module on the City of Miami website went online on April 14th and is now receiving applications.
- It was noted that FDOT has declined the BID's initial the request for directional guide signs for Wynwood on local state roads. Rebuttal is pending.
- As per Aleksander Sanchez, the Wynwood BID continues to work with Public Works, Miami PD, Fire Department, and the MPA to ensure that MOT plans are being properly implemented in the Wynwood for pertinent projects.
- It was noted that that since County DTPW cannot receive funding from a third party, they can provide the plans for the installation and the BID can do the installation using a qualified signal contractor approved by Miami-Dade County Traffic Signals and Signs Division.
- As such, the BID will be contacting several approved contractors for quotes.

- It was noted that the BID successfully re-installed 16 infrared pedestrian counters (8 locations) for another 2-week period (May 7 to May 22, 2022)
- It was noted that the City of Miami Department of Code Compliance recently assigned a new Code Inspector for the Wynwood area: Kris Adams.
- It was noted that the City is in the midst of working on getting a citywide trolley sign replacement project going and anticipate having the administrative side complete in the next two months. Afterward which, the signs will be ordered, and each route will get installed.
- As per Aleksander Sanchez, the Wynwood BID met with the City of Miami Department of Solid Waste on April 19th to discuss their initiative on bringing back public space recycling bins.
- It was noted that the recycling bins will be located next to the existing litter containers on the public right of way, thus Wynwood anticipates receiving approximately 50 new recycling bins in the near future.

#### **SECURITY UPDATE:**

- Wynwood City of Miami Police Commander Freddie Cruz provided a security update for Wynwood.
- As per Commander Cruz, Wynwood is experiencing “growing pains” with traffic being the main concern affecting visitors.
- It was noted that there was significant reduction in car break-ins.
- As per Commander Cruz, aside from a few isolated incidents, Wynwood is extremely safe.

#### **FINANCE UPDATE:**

- Manny Gonzalez provided a draft of the Wynwood BID’s FY’22 budget.
- It was noted that the BID forecasted a total of \$1,325,000 as the proposed income for 2022-2023.
- It was noted that the Wynwood BID is also working with the Downtown Development Authority (DDA) and Omni Community Redevelopment Agency (CRA) in an effort to integrate the BID’s Clean Team in their sanitation staff.

- As per Manny Gonzalez, projects such as the \$117,000 security camera donation and the \$50,000 BID Façade Grant Program have not yet been expended for the current fiscal year and are scheduled to do so in the coming weeks.
- As Per Manny Gonzalez, the BID will request for the completion of the security camera initiative that began three (3) years ago by “sealing the box” through this latest donation.
- It was noted that there are over 80 camera locations are currently placed throughout the Wynwood district.
- It was noted that the Wynwood BID currently has the following outstanding assessments:
  - FY14: \$13,085
  - FY’15: \$12,458
  - FY’16: \$18,095
  - FY’17: 27,912
  - FY’18: 65,576
  - FY’19: 79,203
  - FY’20: \$99,031
  - FY’21: \$269,955
  - FY’22: \$70,306
- As per Manny Gonzalez, note the low totals associated with FY’22, are a result of Executive Director’s efforts to include the BID special assessment tax in the County’s annual tax role.
- It was noted that the total outstanding BID assessment amounts to \$653,523.

**MARKETING UPDATE:**

- As previously noted, Wynwood Pride 2022 is slated for the June 10th and 11th at the RC Cola Plant and activations during the “Neighborhood Takeover” on the 12th, in which all supporters and community members are invited to celebrate Miami's colorful diversity for a truly intergenerational and intersectional experience.
- The Wynwood BID is working with Wynwood Pride to assist with their annual Pride celebration.
- The BID will be installing Pride Banners in the neighborhood and promoting the event via social media.
- It was noted that the BID has assisted with connecting Pride with the GMCVB for promotion of event and connecting with IKE Smart City for the creation of slides promoting Pride on the Kiosks in Wynwood.

- It was noted that Aleksander Sanchez has taken up the duties of social media and website updating in light of Chris Hoffman's departure as Marketing Manager for the Wynwood BID.
- As per the Aleksander Sanchez, several updates to the Wynwood BID website have been made including updates to the BID Board Member Composition, the removal of over 60 business user accounts within the BID website due to inactivity, over a dozen updates to the business listings, and several updates to the BID's "Development Pipeline" webpage.
- As per Manny Gonzalez, the Wynwood BID will connect with the GMCVB concerning placement of a *Wynwood Welcome Center*, in the BID's new office space.
- It was noted that the Wynwood BID is currently working with the City Attorney's office to finalize the Integrated Marketing Communications Services agreement with Jacober Creative.
- It was noted that the professional services agreement contract is for 3 years, totaling \$8,750 per month, which will need to be budgeted accordingly in FY'23 budget.
- As per Manny Gonzalez, once the agreement is signed by winning respondent, the BID will schedule a meeting with current provider Kivvit and the new agency to hand over projects and ensure a smooth transition.
- It was noted that in the BID continued efforts to provide assistance to the neighboring Wynwood Norte community, the Wynwood BID, in tandem with the Puerto Rican Chamber of Commerce and the Offices of City of Miami Chairwoman Christine King, provided a Mother's Day luncheon for the community held at the Dorothy Quintana Community Center on May 5, 2022 at 11:00 a.m.

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

- As per Manny Gonzalez, the Wynwood BID has been working with the City of Miami Finance Department and City Attorney's Office since 2020 to transfer the Wynwood Public Benefit Trust Fund collected dollars to an interest generating account and subsequently increase the BID's annual working capital.
- It was noted that the Wynwood BID submitted a memo on April 13<sup>th</sup> notifying the City that the BID Board had appointed the David Polinsky & David Lombardi to NRD-1 Public Benefits Trust Fund Committee and requested confirmation by the City Commission.
- It was noted the City of Miami Commission subsequently confirmed David Polinsky & David Lombardi as members of the NRD-1 Public Benefits Trust Fund Committee May 12th City Commission Meeting, along with David Lerner, Scott Sherman, and Albert Garcia on May 12, 2022

- Manny Gonzalez distributed the Annual Executive Director Evaluation Form to the BID Board.
- It was noted that the Wynwood Business Improvement District currently has less than four months left its current office lease.
- As per Manny Gonzalez, the Wynwood BID offices suffered a catastrophic water leak on November 2021 due to an unpermitted rooftop deck renovation work that left the majority of office documents and furniture in ruins.
- As per discussion with landlord, the BID office lease will not be renewed as the space is planned to be converted into a food & beverage location.
- As of May 12, 2022 the Wynwood BID the following two (2) quotes for commercial office spaces within the district:
  - Strata Wynwood at \$7,000 per month
  - Sentral at \$5,000 per month

#### **NEW BUSINESS:**

- Irina Zabelina, on behalf of La Tropical, informed the BID that the brewery will be hosting a two-day 20 de Mayo Block Party in honor of Cuba's Independence Day and their one-year anniversary.
- **See motion #2**
- **See Motion #3**
- Marlo Courtney commented that Manny Gonzalez is the greatest administrative figures he's ever worked with.
- David Lombardi advised the BID Board to make every effort to keep Manny Gonzalez as Executive Director of the Wynwood BID.
- **Meeting adjourned 12:45am**

## MEETING MOTION SUMMARY:

### **MOTION #1: April 11, 2022, Wynwood BID Board of Director's Meeting Minutes:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the April 11, 2022, Wynwood Business Improvement District Board of Directors meeting minutes.

Sven Vogtland First motion provided; Bruce Fischman seconded  
Motion Passed Unanimously

### **MOTION #2: Wynwood BID Office Relocation:**

- Upon a properly made and seconded motion, it was unanimously resolved to approve the relocation of the Wynwood BID office to Sentral Wynwood.

Sven Vogtland First motion provided; David Weitz seconded  
Motion Passed Unanimously

### **MOTION #3: Wynwood BID Executive Director Bonus:**

- Upon a properly made and seconded motion, it was unanimously resolved to award the Wynwood BID Executive Director, Manny Gonzalez, a \$25,000 bonus as result of his annual evaluation.

Amir First motion provided; Bruce Fischman seconded  
Motion Passed Unanimously