



## **Wynwood BID Board of Directors Meeting**

Wynwood BID Office

September 27, 2017 at 11:00 a.m. – 2:00 p.m.

310 NW 26 St #1 Miami, FL 33127

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

### **Board Members in Attendance:**

Joseph Furst, BID Board Chairman

Albert Garcia, Wynwood BID

David Polinsky, Wynwood BID

Irving Lerner, Wynwood BID

Dylan Finger, Wynwood BID

David Lombardi, Wynwood BID

### **Members Absent:**

Jonathan Yormak, Wynwood BID

### **Others in Attendance:**

Manny Gonzalez, Wynwood BID

Gabriela Maury, Wynwood BID

Robin Jackson, City of Miami Attorney Office

Javier Xavier-Aleman, City of Miami Attorney Office

Steven Wernick, Ackerman LLP

Kelly Penton, Kivvit PR Agency

Cynthia Cruz, Wynwood/Edgewater NET

Cindy Lerner, Wynwood BID Planning and Zoning Committee

Angel Diaz, Miami Parking Authority

Humberto Escandon, Miami Parking Authority

Charles Scott, Offices of Frederica S. Wilson

Marc Sarnoff

Bhavin, Rupees INC

Mason Fox

Michael O' Rouh

Renata Pariague, Intelligent App

Sabrina Gerelean

- Chairman, Joseph Furst called the Wynwood Business Improvement District Board of Director's meeting to order at 11:00 a.m.

## **INTELLIGENT APP:**

- Renata Paniagua provided a brief overview on the *Intelligent* application that was recently approved by the City of Miami and currently being used by the City of Doral and the City of Coral Gables.
- It was noted that the application needs to be downloaded for the service to work and could be beneficial for the Wynwood business community but not as effective for the tourist demographic.
- Albert Garcia suggested that the Wynwood BID follow up with Intelligent about scheduling a follow up meeting to learn more details of this application.
- Marc Sarnoff suggested that the City of Miami Police should be the point messenger for the notifications.

## **EXECUTIVE DIRECTOR REPORT:**

- Manny Gonzalez provided an update of all Wynwood BID initiatives that have been implemented as of September 1, 2017.
- It was requested by City of Miami Attorney Robin Jackson that all property ownership documentation need to be sent out to her directly, in light of Gigi Soliman's departure.
- Manny Gonzalez provided an overview of the draft Wynwood BID Hurricane Plan for future implementation in an effort not to go through the Hurricane Irma experience again.
- Joseph Furst had some concerns on how the Wynwood BID updated the public on the businesses that regained power or were not affected by power outages within the neighborhood. The story was not told effectively.
- It was requested for the Quick Build 3<sup>rd</sup> Avenue project to be linked with the City of Miami's Wynerf initiative to avoid any issues or duplication of efforts, especially considering the current construction along this thoroughfare and the difficulties trying to make traffic one way.
- Manny Gonzalez proposed Joe Eisenberg from City of Miami Planning and Zoning Department to provide a review of the Quick Build project in the future to provide better detail of the various initiatives.
- **(Executive Director Report on File)**

## **PLANNING & ZONING COMMITTEE UPDATE:**

- David Polinsky provided an update on the *Arts in Public Spaces* (AiPP) initiative and City of Miami Alcohol Licensing initiatives that are scheduled to be reviewed by the City of Miami Commission.
- Considering hurricane Irma's power outages within the Wynwood District David Polinsky proposed for the BID to consider an amendment in the future allowing for NRD credits for the burial of pay for underground lines by property owners.
- Angel Diaz from Miami Parking Authority provided an overview of the locations that will be best suited for centralized valet and rate structure of the program and how it could possibly be implemented.
- Dylan Finger expressed concerns with the parking operators allowed to facilitate the program within the Wynwood district and wanted to know how other operators can be added to the RFP respondent list?
- Humberto Escandon from the Miami Parking Authority has informed the board that all other vendors must wait until the RFP reopens.
- Albert Garcia is concerned on how the Central Valet will be implemented on North Miami Avenue.
- City of Miami Attorney Robin Jackson has stated that MPA must follow proper legal actions with the implementation of the Centralized Valet Program and requested that their counsel with meet with the BID prior to finalizing any resolutions associated with this initiative.
- It was requested for the Planning & Zoning Committee to schedule a follow up meeting on October 4, 2017 with the Miami Parking Authority "MPA" to discuss centralized valet with the public.
- **(Planning & Zoning Update on File)**

## **MARKETING COMMITTEE UPDATE:**

- Albert Garcia provided an overview of the various Wynwood BID marketing initiatives that have been implemented.
- Kelly Penton from Kivvit Public Relations provided a an update on pre-hurricane and Fashion Night Out marketing initiatives that were facilitated.
- **(Marketing Committee Update on File)**

## **OFFICE LEASE SUBMITTAL REVIEW AND FINALIZATION:**

- City of Miami Attorney Javier Xavier-Aleman provided a brief overview on the process associated with the Wynwood BID's lease renewal and how we recommended on how we should proceed moving forward.
- Albert Garcia has suggested the Wynwood BID reach out to the two properties that qualified and follow up at the next Board of Director's meeting in October for finalization.
- **(Office Lease Summary of Properties on File)**

## **FINANCE COMMITTEE UPDATE:**

- Manny Gonzalez provided an update of the 2017-2018 Wynwood Business Improvement District Budget.
- It was noted that the surplus of \$ 6,600 was reclassified under "office furniture" due to the fact there was no budget line item associated with this initiative and the budget needed to reflect "zero net", as per the City of Miami Finance Department.
- David Polinsky does not agree with the security budget on how the Zika fund was taken to fund more police the area.
- Manny Gonzalez expressed concerns on the status of the Wynwood BID's lien assessment program and cannot find any records associated with this initiative.
- City of Miami Attorney, Robin J. Jackson proposed that the Wynwood BID meet with the City of Miami attorney that is responsible for lien removals to review the prior year assessment records.
- **(Finance Committee Update on File)**

## **SECURITY UPDATE:**

- Manny Gonzalez provided an update of the inaugural Wynwood Bar meeting that took place August 31, 2017, in conjunction with the City of Miami Police Department.
- Manny Gonzalez makes note that a formal request was provided for an RFP ambassador program that is due November 11<sup>th</sup>, 2017. He requests that a supervisor for the ambassador be placed in the Wynwood BID office.
- Manny Gonzalez provided a summary of the off-duty police hours for fiscal year 2016-2017.

- City of Miami Police Commander Albert Guerra provided an overview on the revamping of the Wynwood off duty police program.
- David Polinsky is concerned with the hours spent on security and noted that we should consider decreasing off duty hours and focus on art walks and Art Basel coverage considering the BID's limited budget.
- David Lombardi informs David Polinsky that he does not agree and proposes not to cut hours from the Off-Duty police but to have the police to be more engaged and present when on duty.
- **Security Update on File)**

**NEW BUSINESS:**

- City of Miami Net Administrator, Cynthia Cruz, formally introduces herself to the board and gives us a brief introduction of herself.

**Meeting Adjourned: 2:00 PM**

**MEETING MOTION SUMMARY:**

**MOTION #1: MEETING MINUTES:**

- Upon a properly made and seconded motion it was unanimously resolved to approve the August 14, 2017 Wynwood BID Board of Director's meeting minutes.

Joseph Furst proposed, Albert Garcia seconded

Motion passed unanimously

**MOTION #2: INTELLIGENT APP:**

- Upon a properly made and seconded motion it was unanimously resolved to approve the designation for the City of Miami Police Commander Albert Guerra to be the point messenger for the push notifications that are delivered by the Intelligent App.

Albert Garcia proposed, Joseph Furst seconded

Motion passed unanimously

**MOTION #3: MANNY GONZALEZ EMPLOYMENT AGREEMENT:**

- Upon a properly made and seconded motion it was unanimously resolved to approve the extension of the 2017-2018 employment agreement between the Wynwood BID and Manny Gonzalez.

Joseph Furst proposed, Albert Garcia seconded

Motion passed unanimously

**MOTION #4: ALCOHOL ORDINANCE APPROVAL & REVISIT**

- Upon a properly made and seconded motion it was unanimously resolved to support the current draft of the City of Miami alcohol ordinance, for the Wynwood boundaries, with concerns between 1<sup>st</sup> & 2<sup>nd</sup> Avenue, to be revisited in the near future with the Planning & Zoning Department.

David Polinsky proposed, Joseph Furst seconded

Motion passed unanimously

**MOTION #5: APPROVAL OF FINALIZING BID LEASE AGREEMENT:**

- Upon a properly made and seconded motion it was unanimously resolved to approve to allow the Wynwood BID to negotiate with the two properties that qualified as potential new office locations.

Albert Garcia proposed, David Lombardi seconded

Motion passed unanimously

Joseph Furst was not present for this vote

**MOTION #6: WYNWOOD BID'S BUDGETS RESERVE RECLASSIFICATION**

- Upon a properly made and seconded motion it was unanimously resolved to approve the reclassification reserves totaling \$6,618, from *reserves* to *office equipment/furniture*, as per amendment made at City of Miami Commission meeting.

Albert Garcia proposed, David Polinsky seconded

Motion passed unanimously

Joseph Furst was not present for the vote