

ANNUAL REPORT 2019



BUSINESS
IMPROVEMENT
DISTRICT

WYNWOOD





The Wynwood Business Improvement District (“BID”) Board of Directors (“Board”) are pleased to provide you with this 2019 Annual Report on the ongoing efforts to steer Miami’s bustling Wynwood neighborhood towards a bright future that maintains the area’s unique artistic and industrial character while continuing the area’s progress.

The Wynwood Business Improvement District is a special assessment district in the City of Miami that consists of 400+ businesses and commercial properties in the 50-city-block Wynwood Arts District. The Wynwood BID is represented by a municipal board of directors who, together with an Executive Director, work to enhance security and sanitation services in the neighborhood, advocate for the betterment of the area, raise awareness of advancements being made, and plan for the future of Wynwood.

Since its creation in 2013, the BID has helped guide Wynwood’s evolution from an industrial district into a bustling, arts-focused urban neighborhood that is home to the largest concentration of street art in the United States. Today, Wynwood is safer and cleaner than ever before and welcomes millions of visitors annually from across the U.S. and around the globe who are drawn to the neighborhood’s street art and innovative businesses. These businesses include distinguished galleries, movie houses, culinary academies, microbreweries, artisanal bakeries, craft-coffee houses, and renowned restaurants.

The BID continues to lead Wynwood’s renaissance by providing crucial services that include marketing and communications, crisis management, hands-on community development that supplements the City’s limited resources, security, sanitation, and advocacy for the area.



MARKETING



COMMUNITY
ENGAGEMENT



SECURITY
INITIATIVES



EMERGENCY
PREPAREDNESS



SANITATION
INITIATIVES



TRAFFIC &
TRANSPORTATION



STREETScape



PLANNING
& ZONING



FINANCE
INITIATIVES



POLICY
INITIATIVES



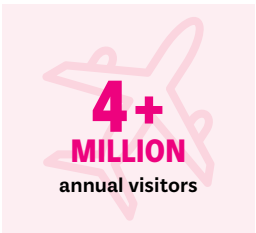
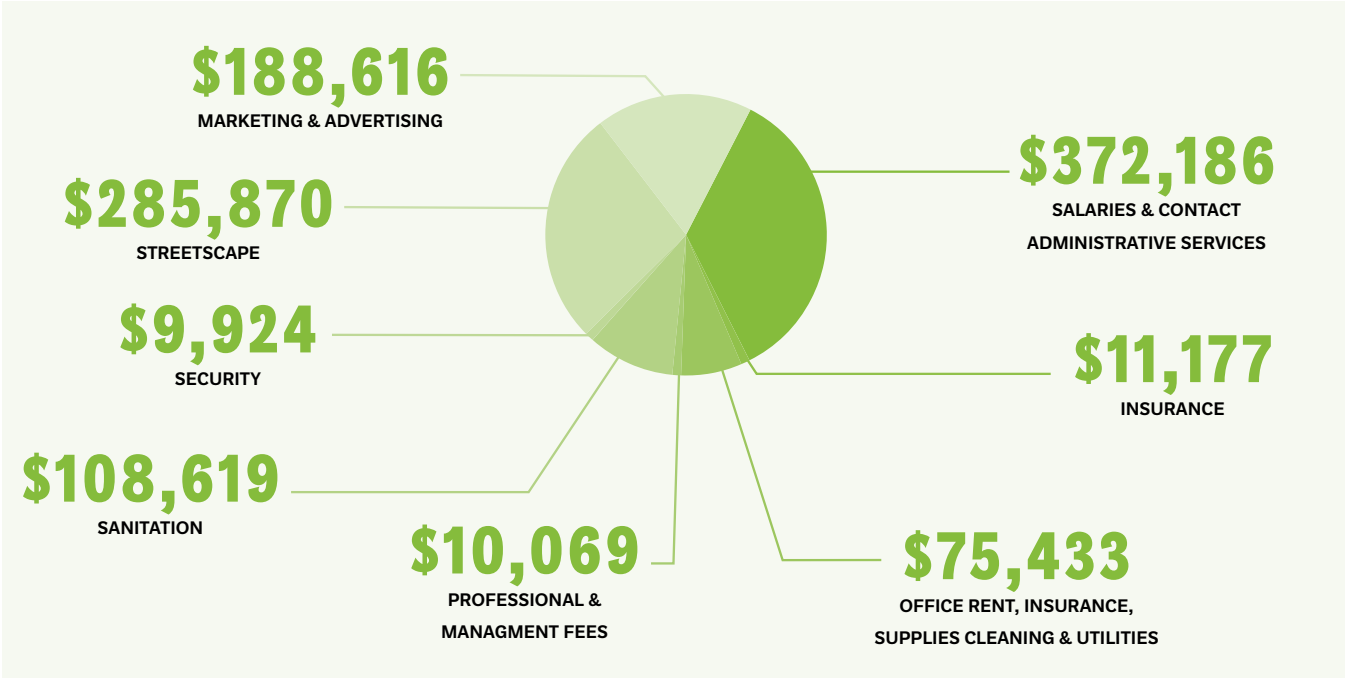
FINANCIAL
SUMMARY

ECONOMIC IMPACT

The hundreds of local business and property owners that the BID represents continue to make thoughtful investments in Miami's growing urban arts district. Below is a visual overview of how the BID allocated their resources in 2019.

FY 18-19

TOTAL EXPENDITURES \$1,061,894





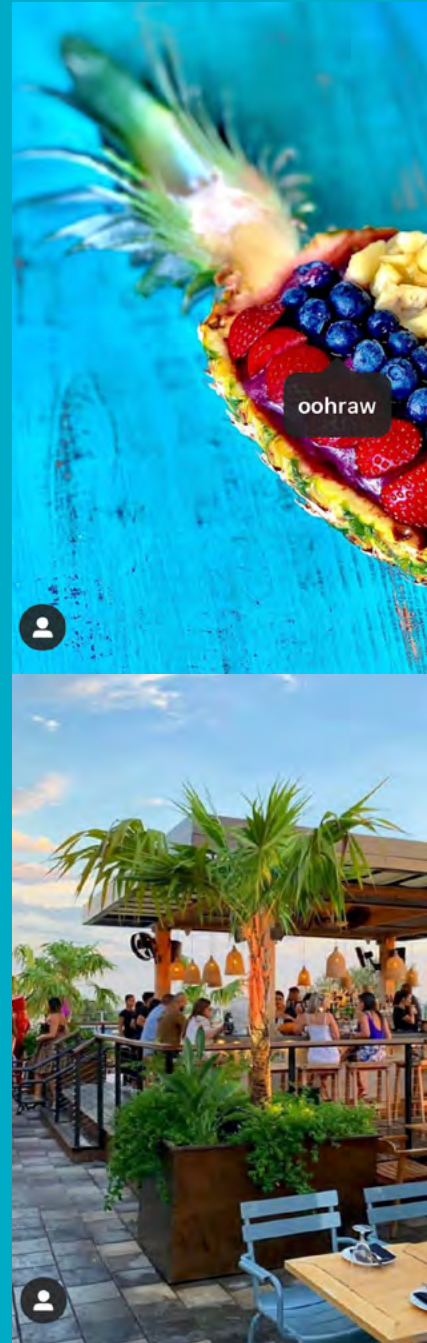
MPA PAY-BY-PHONE PARKING TRANSACTIONS IN WYNWOOD

2017:
1,069,834

2018:
1,462,834

2019:
1,535,997

MARKETING INITIATIVES





1/3



1/4



1/3

mindscowork

MARKETING INITIATIVES

The BID's integral mission is to promote initiatives and programs to support and increase the exposure of the businesses located within the boundaries of the BID.

HEATSCAPE BY MIAMI CITY BALLET

Created by Tony Award-winning choreographer Justin Peck, Heatscape was inspired by the Wynwood Walls, creating a vibrant, street art backdrops that indelibly link the performance to Wynwood. Performed throughout South Florida, including the Adrienne Arsht Center for the Performing Arts, the Broward Center for the Performing Arts and the Kravis Center for the Performing Arts, the BID was granted ad space within the Playbill of each performance, guaranteeing publicity for Wynwood. In a high-visibility nod to the interplay between street art and performance art that Heatscape represents, the Arsht Center invited renowned Brazilian street artist Kobra to create a mural on the exterior of its Carnival Tower depicting a Brazilian-American Miami City Ballet School dancer. The completed mural serves as a welcome visual and symbolic link of the Wynwood Business Improvement District's productive partnership with the Miami City Ballet.

MEDIA & PRESS COVERAGE

Wynwood continues to garner exceptional news coverage across all mediums focused on the arts, culture, real estate, restaurant and retail developments that are taking place in the area. The Wynwood BID has earned extensive media coverage for its forward-thinking initiatives over the past year and continues to serve as a trusted voice for the media on issues related to Wynwood's broader transformation. Additionally, the BID directs reporters to local businesses

and property owners to enhance coverage and benefit local stakeholders.

WYNWOOD WEBSITE IMPROVEMENT NEW

Wynwood's official website continues to be a vital resource for the Wynwood Business Improvement District's marketing initiatives. In 2019, the BID worked to ensure that the website was up to technical standards, making Wynwood Miami.com fully ADA compliant.

WYNWOOD STREET GUIDE

In an effort to help visitors navigate their way throughout the district, the Wynwood Business Improvement District designed and printed an updated district map that showcased every business within the district's boundaries. In the fall of 2019, the Wynwood BID will be expanding the guide's business directory to ensure every business in the district is included in time for Miami Art Week 2020.

WYNWOOD SOCIAL MEDIA

Social media continues to play an important role in the Wynwood BID's marketing initiatives. At the conclusion of the 2018-2019 fiscal year, the Wynwood's official Instagram account, @WynwoodMiami, surpassed 136,000 followers, while both Twitter and Facebook profiles continue to draw strong engagement with both platforms totaling 13,000 and 18,000 followers respectively. Combined, Wynwood's social presence grew by approximately 34%.



OFFICE UNDER CONSTRUCTION

346,000 ft²

OFFICE PLANNED

552,000 ft²



RETAIL UNDER CONSTRUCTION

91,000 ft²

RETAIL PLANNED

218,000 ft²



APARTMENT UNITS
UNDER CONSTRUCTION

459

APARTMENT UNITS
PLANNED

1,781



HOTEL ROOMS (KEYS)
UNDER CONSTRUCTION

217

HOTEL ROOMS (KEYS)
PLANNED

384

COMMUNITY ENGAGEMENT





COMMUNITY ENGAGEMENT

In 2019, the Wynwood Business Improvement District actively developed and sponsored various initiatives throughout the year designed to reinforce its commitment to working alongside neighboring communities

GMCVB WELCOME CENTER NEW

In an effort to create a centralized welcome destination for visitors of the Wynwood Arts District, the Wynwood BID has partnered with the Greater Miami Chamber of Visitors Bureau (GMCVB) for the installation of a Welcome Center in the neighborhood. The Welcome Center will distribute the street guide, business directories and material related to the Wynwood Arts District for visitors. The new Welcome Center will be operational by 2020.

UNBOUND MIAMI

Unbound Global is an international technology conference that hosts four events in different locations throughout the world, including Bahrain, Singapore, London, and Miami. 2019 was the third year the conference was held at the Mana Convention Center in Wynwood. To help ensure the event's continued success in Wynwood, the BID renewed its marketing partnership with the conference.

DEMOCRATIC PRESIDENTIAL PRIMARY DEBATE NEW

In June, Miami hosted the first Democratic Presidential Primary Debate. In partnership with Gramps, the Wynwood BID hosted watch parties for both nights in order to give interested locals a free place to watch the debates and encourage them to participate in the electoral process. The BID's marketing efforts resulted in a national media segment on NBC's Today Show. Hosted by Jacob Soboroff,

the segment focuses on communicating with local voters. The BID assisted in the coordination of the segment ensuring Wynwood and local businesses were prominently showcased.

HISPANIC ART EXPRESSIONS

In October, the BID partnered with Goldman Properties and the Miami-Dade County Hispanic Affairs Advisory Board to host Miami-Dade County Commissioner Audrey M. Edmonson's annual Hispanic Heritage Month event, Hispanic Art Expressions, at Magnus Gallery inside of the world-renowned Wynwood Walls. The annual event showcased works by amateur Hispanic artists.

WYNWOOD LATIN ARTS & MUSIC FESTIVAL NEW

The Wynwood BID, alongside the City of Miami Commissioner Keon Hardemon, the Wynwood Neighborhood Enhancement Team, the Puerto Rican Chamber of Commerce and other local groups sponsored the Wynwood Latin Arts & Music Festival. The BID assisted the Neighborhood Enhancement Team with promotion of the event and made in-kind donations to procure the entertainment for the family-friendly event.





HALLOWYNWOOD

The Wynwood BID in partnership with Commissioner Keon Hardemon, the Wynwood/Edgewater Neighborhood Enhancement Team and the Puerto Rican Chamber of Commerce sponsored the annual Halloween event at Roberto Clemente Park, providing a safe, family-friendly event for the residents of Wynwood. The BID helped facilitate in-kind donations from local businesses and provided marketing assistance to support the community-oriented event.

CITY OF MIAMI POLICE SENIOR HOLIDAY LUNCHEON

In December, the Wynwood BID supported the City of Miami Police Department as they hosted their annual Senior Holiday Luncheon. The luncheon ensured 200 senior citizens from the City of Miami had a joyful holiday meal and entertainment.

COFFEE WITH A COP

The Wynwood Business Improvement District worked alongside the City of Miami Police Department to host several “Coffee with a Cop” sessions throughout Wynwood to build a mutually beneficial relationship between the police force and the Wynwood community.

WYNWOOD LIFE STREET FESTIVAL NEW

In partnership with the marketing agency Swarm, the Wynwood BID provided support for the Wynwood Life Street Festival. Held at The Wynwood Marketplace, Wynwood business owners participated in the event, including on-site vending, music hour takeovers and

interactive cooking demonstrations. All participating establishments received marketing assistance from all of the BID’s online platforms. More than 25 local businesses participated in the three-day celebration of Wynwood.

POETRY IN MOTION AT THE LIGHT BOX AT GOLDMAN WAREHOUSE

Committed to the continual enhancement of the neighborhood’s cultural arts programming, the Wynwood BID and world-renowned Miami City Ballet’s on-going partnership resulted in the company’s first-ever performance in the neighborhood. In January, performers from the Miami City Ballet School debuted Poetry in Motion at The Light Box at Goldman Warehouse in Wynwood. The activation was part of a broader partnership between the Wynwood Business Improvement District and Miami City Ballet that included sponsorship of the Ballet’s Wynwood-inspired Heatscape performance.

WYNWOOD FLIGHTS NEW

In September, the Wynwood BID sponsored a promotion celebrating Wynwood’s breweries. Each establishment offered a flight of their core beers for a discounted price. The promotion ran exclusively on digital platforms including WynwoodMiami.com, the BID’s social media platforms and Eventbrite profile. Wynwood Flights ran through the month of September, concurrent with the Greater Miami Convention and Visitor’s Bureau Miami Spice campaign. In total, Wynwood Flights received 41,262 social media impressions, 425 social media link clicks, 894 Eventbrite pageviews and 224 Eventbrite RSVPs. Concrete Beach Brewing, J. Wakefield Brewing, Veza Sur Brewing Co. and Wynwood Brewing all participated in the month-long promotion.

COMMUNITY ENGAGEMENT

WYNWOOD FILM SERIES NEW

In partnership with the independent film theater O Cinema, the Wynwood BID sponsored the Wynwood Film Series to curate monthly pop-up screenings throughout the neighborhood. Set to occur on the last Sunday of each month, the first slate of venues includes Gramps, No. 3 Social, The Wynwood Marketplace and The Light Box at Goldman Warehouse.

CONTEMPORARY AND DIGITAL ART FAIR NEW

An international art fair dedicated entirely to digital and new media art, the Contemporary and Digital Art Fair (CADAFA), will debut its CADAFA Miami exhibition at Mana Wynwood, throughout Miami Art Week. The Wynwood BID was instrumental in ensuring that CADAFA found a suitable venue for its show and will assist in marketing the fair throughout the BID's marketing platforms.

HOME DESIGN AND REMODELING SHOW

Due to its success in Wynwood, the Home Design and Remodeling Show returned to Mana Wynwood for its March and September 2019 editions. The BID was an integral marketing partner for the show, supplying physical and digital promotional assets to help ensure the long-term success of the Home Design and Remodeling Show in Wynwood. The BID also worked alongside show organizers to create a cross-promotional opportunity for the show and local businesses. Each participating business received social media support from the Home Design and Remodeling Show and in turn, offered show attendees a discount in-store with their ticket stub.

WYNWOOD PRIDE MONTH NEW

In celebration of the LGBTQ+ community, the Wynwood BID supported and sponsored the creation of Wynwood Pride, a month-long celebration throughout June. The Wynwood BID sponsored diversity training focused on the inclusion of the LGBTQ+ community. Led by the YES Institute and hosted at Minds CoWork, the training was free for all Wynwood employees to attend.

COMOTION MIAMI NEW

The Wynwood BID was instrumental in bringing CoMotion to Wynwood. CoMotion MIAMI brings together the brave new world of the urban mobility revolution - with a special focus on the extraordinary dynamism in Miami and South Florida, and in Central and South American cities. On June 25, CoMotion and the Wynwood BID held a joint conference in the Magnus Gallery at the Wynwood Walls to announce that CoMotion would be debuting in Miami April 2-3, 2020. The kick-off conference was attended by Miami-Dade County Mayor Carlos Gimenez, as well as, representatives from various mobility and transportation organizations.

EASTER CELEBRATION

The Wynwood BID partnered with the offices of Commissioner Keon Hardemon and City of Miami Wynwood Neighborhood Enhancement Team to create a fun, safe, family-friendly Easter egg hunt for the residents of Wynwood. Held at Roberto Clemente Park, the BID donated funds to secure a hotdog vendor for the event. In total, 500 hotdogs were handed out for free to the families in attendance.

WYNWOOD PRIDE

MIAMI 2019



SANITATION INITIATIVES

The BID Clean Team makes a noticeable difference every day by cleaning and maintaining the appearance of the public right-of-way within the boundaries of Wynwood BID. If the Clean Team cannot tackle an issue directly, ambassadors communicate closely with the City of Miami and Miami-Dade County to ensure that concerns are reported and addressed.

During fiscal year 2018-2019, the clean team provided 12,000-plus hours of additional cleaning services within the District. The BID Clean Team ambassadors continued to work on a daily basis - sweeping and removing trash from sidewalks and public areas within the 50 block District. In addition, team members served as a resource for area visitors, sharing Visitors Guides and providing directions to visitors of the area. If these augmented services were not available, there would be no cleaning services provided by either the City of Miami or Miami-Dade County within the boundaries of the District.

WYNWOOD ART WEEK, MUSIC WEEK & HALLOWEEN NEIGHBORHOOD CLEAN-UP NEW

The Wynwood BID, alongside the City of Miami, hosted the first mass cleanup project at the conclusion of both Art Week and Halloween. The City of Miami Solid Waste Department generously provided the Wynwood BID with over 50 employees to provide clean up services within the District at the conclusion of the night's festivities at either 3:00 a.m. or 5:00 a.m. respectively.





8 CLEANERS THAT WORK SEVEN DAYS A WEEK



**240,000 POUNDS OF LITTER PICKED
UP FROM THE STREETS**



52 TRASH RECEPTACLES INSTALLED



13 RECYCLING RECEPTACLES INSTALLED

SECURITY INITIATIVES





SECURITY INITIATIVES

The Wynwood Business Improvement District is committed to ensuring public safety. Our security program encompasses continuous communication with the City of Miami Police Department, City of Miami, Neighborhood Resource Officers, and the District Commander.

WYNWOOD SECURITY & SAFETY NETWORK NEW

In an effort to assist the City of Miami Police Department, the BID agreed to fund the expansion of the City of Miami Police Department's ongoing security efforts for the 50-block district. The purchase will expand on the existing security system, adding 45 cameras within the boundaries of the Wynwood BID. This partnership is part of the BID's work to equip the neighborhood with the tools it needs to continue to evolve as a tourism destination, full-time neighborhood, and a safe place for both visitors and residents. While crime levels in the district have lowered in the past year, the expanded security system is the next step in the BID's commitment to improving the quality of life for all in the neighborhood.

"PARK SMART" SIGNAGE NEW

The Wynwood BID, alongside the Miami Parking Authority (MPA) and the City of Miami Police Department, facilitated the installation and fabrication of newly redesigned Park Smart signage to be installed within the BID's boundaries. The parking signs were modified to include a QR code that links each visitor to Wynwood's official website and subsequently allows visitors to download a Wynwood Street Guide to easily traverse through the district.

ART WEEK DISTRICT-WIDE FESTIVITIES 2019

The Wynwood Business Improvement District office led the coordination of various inter-departmental meetings with representatives from the City of Miami, the Overtown Neighborhood Enhancement Team, Solid Waste and the City of Miami Police to plan and discuss the closure of NW 2nd Avenue during Art Week 2019. The Wynwood BID also led the submission for the extension of business hours for the Friday, Saturday, and Sunday of Miami Art Week festivities to ensure local businesses capitalized on the events. The BID hosted over 350,000 visitors during the three-day span.

HALLOWEEN DISTRICT-WIDE FESTIVITIES 2019

For the third year in a row, the Wynwood Business Improvement District worked with the City of Miami and various departments to coordinate street closures for annual Halloween festivities in Wynwood. Wynwood experienced record numbers of Uber and Lyft rides to and from the district, in addition to breaking previous attendance records within the boundaries of the BID. We are happy to report there were no major incidents reported during the Halloween celebration, which concluded at 3:00 a.m.

DISTRICT LIGHTING IMPROVEMENTS

In a continued effort to improve lighting within Wynwood, the Wynwood Business Improvement District worked alongside the City of Miami and Florida Power & Light (FPL) to retrofit the 4 remaining High-Pressure Sodium Vapor (HPS) lights. The Wynwood BID has also been in contact with FPL regarding the development of an agreement with Miami-Dade County for the LED retrofit of the existing streetlights on NW 20th Street and North Miami Avenue. The LED fixtures are relatively more cost-efficient and produce comparatively higher light quality than their HPS counterpart. Most importantly, the new led fixtures make the area safer for pedestrians, merchants, and visitors.

WYNWOOD MURAL SUBMISSION FORM NEW

As recommended by the Wynwood BID Board of Director's, staff introduced a new mural submittal form that allows property owners to preemptively notify the City of Miami Police and Wynwood BID about pending art installations within the district. The online submissions allow officers to distinguish commissioned artists from illegal graffiti.

FLOODLIGHT IMPROVEMENTS NEW

The Wynwood Business Improvement District continues to work with City of Miami Department of Resilience and Public Works for the installation of Florida Power & Light (FPL) floodlights directed unto the public right of way to address safety concerns in the Southeastern quadrant of Wynwood for both the local homeless community and the visitors to the area.

STREETSCAPE IMPROVEMENTS

CITY OF MIAMI BI-WEEKLY MAINTENANCE OF TRAFFIC (MOT) MEETINGS

The Wynwood BID attends bi-weekly “maintenance of traffic” meetings held at the City of Miami headquarters to ensure they are up to date on Wynwood related discussions related to roadside or sidewalk closures. Since the exponential growth of the District, the BID has been forced to deal with various street and sidewalk closures and attending these meetings allows the BID to proactively address these issues with our merchants

CONSTRUCTION MITIGATION

The Wynwood BID has diligently worked alongside the City of Miami Public Works department on hosting various community construction meetings to discuss the ongoing business interruption issues being experienced due to construction work in the district—including NW 24th Street, NW 25th Street, and NW 27th Street. The BID has created a Wynwood BID Construction Mitigation Plan that has been submitted to the City of Miami Public Works Department that calls for more stringent notifications of street closures and Maintenance of Traffic (MOT) plans, so the district members are pre-emptively aware and can make arrangements with their clientele, staff and delivery services.

WYNWOOD & OVERTOWN NEIGHBORHOOD ENHANCEMENT TEAM (NET) PARTNERSHIP NEW

The Wynwood Business Improvement District began reporting illegal dumping sites, sidewalk repairs, general issues and coordinated daily trash pick-ups from the district with both the Wynwood and Overtown NET offices. Since the Wynwood Arts District is covered by two different NET offices, it is essential to have a partnership with both to ensure that the neighborhood receives an equal amount of attention.



IMPROVEMENTS BY THE NUMBERS

41

**potholes
reported to
government
agencies**

6

**sidewalk repair
locations
reported to
government
agencies**

310

**streetlights
retrofitted
with LED
bulbs**

52

**total
trash cans**

40

**vandalized
and missing
street signs
reported**

323

**total
reports to
government
agencies**

6

**bus shelters
were installed**

81

**illegal
dumping
sites were
reported**

6

**homeless out-
reach programs
coordinated
with NET office**

26

**nonfunctional
street-lights
reported**

EMERGENCY PREPAREDNESS INITIATIVES

HURRICANE & SEVERE STORM PREPARATION NEW

In 2018, in efforts to proactively prepare for any inclement weather, the Wynwood BID created its first Emergency Response Plan with the purpose to minimize the potential human loss or injury and property damage from a disaster or emergency; reduce losses and interruptions to business, resident and governmental activity; and to function in concert with the City of Miami and Miami-Dade County emergency management actions. The Wynwood Business Improvement District recognizes the need for a centralized coordination point in the event of an emergency. This plan describes the preparation and response scenarios for multiple potential emergency situations, and it describes the roles of property owners, business owners, City of Miami Police Department, Florida Power & Light (FPL), City of Miami Public Works, Miami-Dade County and other entities. Annually, the Wynwood BID also submits a District wide service request to Miami-Dade County/WASA for the proactive clean-out of all catch drainage locations within the boundaries of the district prior to the commencement of hurricane season. During the 2019 Hurricane Dorian threat, the Wynwood BID kept the community up to date on the progress and track of the storm, in addition to the dissemination of important storm contact information and hurricane preparedness material as the storm approached South Florida.





MASTER PLANNING INITIATIVES





MASTER PLANNING INITIATIVES

The Wynwood Business Improvement District continues to build on the success of the approved Wynwood Neighborhood Revitalization District Plan (NRD) to make updates and tweaks to the plan, ensuring that the code regulations are fair and clear for all. We continue to work with all agencies associated with transportation and local politicians to ensure our voice is heard

WYNWOOD WOONERF PLANNING NEW

The City of Miami Commission approved the contracting of Local Office and Urban Design, based out of New York to work with the Wynwood community and City of Miami Planning Department on the creation and implementation of a Woonerf Streetscape Plan. The Wynwood BID and City of Miami are working on the development of a Woonerf Streetscape Plan to include the public right of way along NW 3rd Avenue from NW 25th Street to NW 29th Street. Public meetings on the design of the Woonerf began in October 2018 and continued until 2019 until the final design are presented to the City of Miami Commission in 2020 for final approval. A Woonerf is a Dutch version of a pedestrian primary, bicycle-friendly street consisting of street trees, landscaping, street furniture, sculptures/art, and artistic wayfinding.

I-95 WYNWOOD EXIT STUDY NEW

The Wynwood Business Improvement District continues to work with the Florida Department of Transportation to advocate for an I-95 exit directly into Wynwood, which will improve accessibility to the area significantly when implemented.

In 2019 the Florida Department of Transportation (FDOT) District Six hosted a series of public workshops for a study to identify capacity improvements along SR 9A/I-95 from

SR 5/US 1 to North of Ives Dairy Road, in Miami-Dade County. The Wynwood BID helped facilitate community workshops in order for the public to provide input.

TRI-RAIL WYNWOOD/EDGEWATER STUDY NEW

The Wynwood Board of Directors approved the Midtown Tri-Rail Station Siting Study facilitated by Garcia-Pons & Associates. The report was funded by the Wynwood BID to identify and address the future mobility needs of the Wynwood/Midtown/Edgewater district. The goal of the transit study was to explore demographic characteristics and development capacities within potential Transit Station Area sheds (areas within a ½ mile radius of a transit station) to help identify possible transit station locations along the existing FECI Corridor near Midtown Miami, specifically NE 29 St to NE 27 St. and North Miami Avenue. The two Station Area Locations being explored in this Study are located at the Intersection of NE 36 St. and NE 29 St., along the FEC corridor.



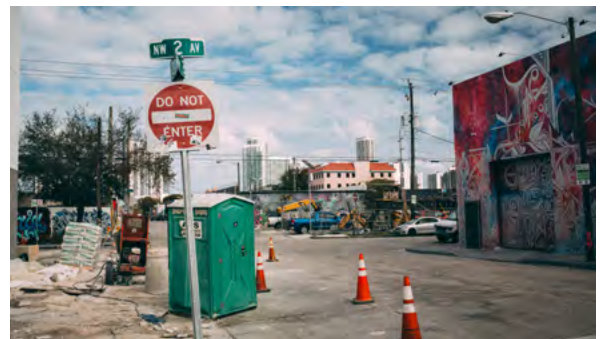


NORTH MIAMI AVENUE DRAINAGE IMPROVEMENTS PROJECT NEW

The Wynwood BID has been working alongside Miami-Dade County on various occasions to discuss the conditions of North Miami Avenue, specifically the regular flooding that occurs throughout this corridor and the effects it has had on local businesses in the area. In July, Miami Dade County has begun drainage improvements which were initiated due to documented flooding complaints along North Miami Avenue from NW 22nd Street to NW 28 Street. The project is scheduled to be completed in June 2020.

RIDESHARE DROP-OFF INITIATIVE NEW

The Wynwood Business Improvement District and the Miami Parking Authority began working on developing a drop-off for rideshare companies in the Wynwood District. The program will call for the identification of pre-identified locations that will be used by the public for more efficient facilitation of pick up services. The program will also serve as a pilot for the City of Miami moving forward, depending on the results of the program. Please note that the Wynwood BID has been working with Uber & Lyft for several years on the maximization of drop off/on services within the district for large scale annual events. We have been in communication for some time now on the potential deployment of this initiative within the district, since we happen to have the most density when it comes to ride share services within the City of Miami.



FINANCIAL INITIATIVES







BAKAN

AUDIT OUTCOME 2018-2019:

In 2019, the Wynwood Business Improvement District oversaw and received a clean financial audit with no reportable issues for the sixth consecutive year. The audit was conducted by Sanson, Kline, Jacomino, Tandoc & Gamarra, LLP, a licensed certified public accounting firm, pursuant to City of Miami Finance Department guidelines.

REVENUES	BUDGETED	ACTUAL	VARIANCE
Assessments	\$765,200	\$722,340	(\$42,860)
Parking Waivers Due	\$609,960	\$156,000	(\$453,960)
Other	\$55,000	\$5,474	(\$49,526)
Total Revenues	\$1,430,160	\$883,814	(\$546,346)

EXPENDITURES			
General Government	\$1,340,160	\$965,458	\$374,702
Special Events	\$90,000	\$96,436	(\$6,436)
Total Expenditures	\$1,430,160	\$1,061,894	\$368,266
Excess (Deficiency) of Revenues Over (Under) Expenditures	—	(\$178,080)	(\$178,080)
Fund Balance – Beginning of Year	—	\$800,934	—
Fund Balance – End of Year	—	\$622,854	—



2019 was a year of great accomplishments for the Wynwood Business Improvement District in large part to the countless hours and tireless efforts of the BID's Board of Directors, staffers and the steadfast support of our partners at the City of Miami and Miami-Dade County.

The dedication and time commitment to the Wynwood neighborhood from our Board and partners have been key drivers of the neighborhood's progress and the continued work of the BID.

The Wynwood BID looks forward to a successful new year that builds on the progress we were able to achieve over the past year and the years prior. In the year ahead, we will focus much of our efforts on expanding the BID's boundaries to include business and property owners who have asked to be a part of the BID, enabling them to receive the enhanced services we offer.

BOARD OF DIRECTORS



ALBERT GARCIA
Chairman



DAVID CHARETTE
Board Member



GABRIELE BRAHA
Board Member



GLENN ORGIN
Board Member



IRVING LERNER
Board Member



JON PAUL PEREZ
Board Member

BOARD OF DIRECTORS



LESLIE SHARPE
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MARLO COURTNEY
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SVEN VOGTLAND
Board Member

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MANNY GONZALEZ
Executive Director



CHRIS HOFFMAN
Marketing Coordinator



ALEKSANDER SANCHEZ
Project Coordinator



