



# ANNUAL REPORT 2018







# WHO WE ARE

**The Wynwood Business Improvement District (“BID”) Board of Directors (“Board”) are pleased to provide you with this 2018 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 BID is a special assessment district in the City of Miami, Florida that consists of 400+ commercial properties in the 50-city-block Wynwood Arts District. The BID is represented by a municipal board of directors who, together with an Executive Director and staff, 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 a largely-forgotten industrial district into a bustling, arts-focused urban neighborhood that is home to the largest concentration of street art in the United States. Today, the Wynwood BID is safer and cleaner than ever before and welcomes millions of visitors annually from across the U.S. and around the globe that are drawn to the neighborhood’s street art and innovative businesses. These businesses include distinguished galleries, 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: security, sanitation, marketing & public relations, crisis management, community development, emergency preparedness, streetscape improvements, traffic & transportation mitigation, master planning and general 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

**2.9M**

annual visitors

**\$526M**

spending from visitors

**1,654**

residents

**5,000+**

local jobs supported

## WYNWOOD ON-STREET PARKING TRANSACTIONS



In 2018, Wynwood  
accounted for nearly

**21%**

of all City of Miami  
parking transactions.

MPA Pay-by-Phone parking transactions in Wynwood

2016: **888,658**

2017: **1,069,834**

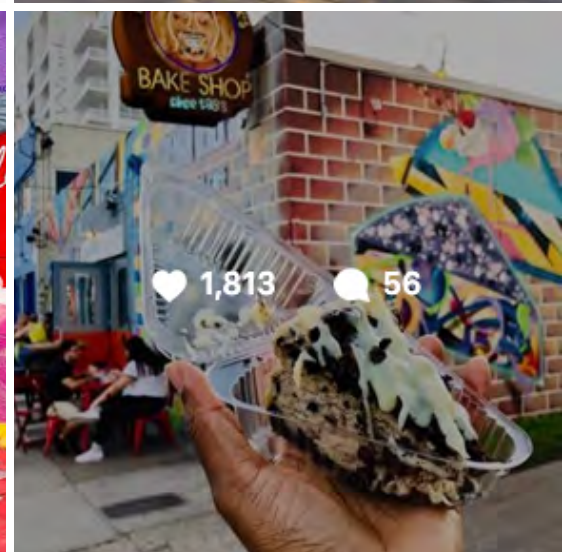
2018: **1,462,874**





*With new residential and office projects such as Wynwood 25 and Wynwood Annex nearing completion, Wynwood continues to evolve into a dynamic, 24/7 neighborhood where creatives and entrepreneurs want to live, work and play.*





# MARKETING INITIATIVES



## MARKETING INITIATIVES

### WYNWOOD STREET GUIDE NEW

In an effort to help visitors navigate their way throughout the district, the BID designed and printed a new Wynwood district map. The Official Wynwood Street Guide was printed in time for Miami Art Week 2018 with close to 200 businesses included at launch. In 2019 the Wynwood BID will be expanding the map to ensure every business in the district is included in the first print of 2019.

### WYNWOOD SOCIAL MEDIA

Social media continues to play an important role in the Wynwood BID's marketing strategy. At the conclusion of 2018, the Wynwood BID's Instagram account @WynwoodMiami reached the milestone number of 100,000 followers, while both Twitter and Facebook channels continue to draw strong engagement with both mediums totaling 13,000 and 17,000 followers respectively.

### BID MARKETING COORDINATOR NEW

The Wynwood BID hired Chris Hoffman as its new Marketing Coordinator in April 2018. His duties include maintaining the WynwoodMiami.com website, collaborating with the BID's PR agency to procure media coverage and working with area businesses and property owners throughout the District to promote special events and grand openings.

### 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 BID has earned extensive media coverage for its own 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. 60+ earned media hits, including Miami Herald, Delta Sky Magazine, O'Globo

### EFFECTIVE VOICE FOR THE NEIGHBORHOOD

The Wynwood BID continued to maintain strong relationships with City of Miami and Miami-Dade County government officials and administrators, working together with them to ensure Wynwood received the attention and services it warrants.

### 2018 WYNWOOD MARKET REPORT NEW

In order to better inform the business community and greater public about the real estate landscape within the District, the Wynwood BID tapped respected real estate research firm Integra Realty Resources to take the first-ever deep-dive look at the fundamentals of Wynwood's real estate market conditions. The report surveyed multifamily, office and retail project under construction and proposed development.



## MARKET REPORT

According to the 2018–19 Wynwood Market Report, both the multifamily and office inventory in the Wynwood BID market area are poised to double over the next three years as projects that are currently under construction are delivered. Following is a breakdown of the current development pipeline in Wynwood as presented in the Market Report:

### OFFICE IN CONSTRUCTION

**197,000 ft<sup>2</sup>**

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### OFFICE PLANNED

**767,000 ft<sup>2</sup>**

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### RETAIL IN CONSTRUCTION

**227,900 ft<sup>2</sup>**

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### RETAIL PLANNED

**60,000 ft<sup>2</sup>**

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### NEW APARTMENT UNITS PLANNED

**464**



*The BID forged a partnership with the world-renowned Miami City Ballet to support its 2018–19 season featuring the Wynwood-inspired performance of “Heatscape”. Tony Award-winning choreographer Justin Peck and celebrated visual artist Shepard Fairey beautifully merged ballet and street art in this stunning collaboration.*



**COMMUNITY  
ENGAGEMENT**

## COMMUNITY ENGAGEMENT

### COMMUNITY OUTREACH

The Wynwood BID actively developed and sponsored various outreach initiatives throughout the year designed to reinforce its commitment to build bridges with surrounding communities in Overtown and Wynwood North.

### MIAMI POLICE ART CAR NEW

The Wynwood BID partnered with the Miami Police Department and Goldman Global Arts to support *National Night Out*, a nationwide effort to raise awareness of police programs in communities across the country. The BID commissioned local Wynwood street artist ABSTRK to design the first-ever Miami Police Art Car. The fully operational squad car was painted in the artist's signature style and unveiled at Roberto Clemente Park. The car has since helped raise awareness of Miami PD's outreach programs throughout the City.



### HALLOWYNWOOD NEW

The Wynwood BID alongside City Commissioner Keon Hardemon, the Puerto Rican Chamber of Commerce and other local groups sponsored the annual HalloWynwood event at Roberto Clemente Park designed to provide families with a safe place to partake in trick or treating, a haunted house and giveaways. The BID also helped secure in-kind donations from various local businesses, including Wynwood's Cielito Artisan Pops and the Miami Marlins.

### THE NUTCRACKER AT ADRIENNE ARSHT CENTER NEW

As part of its partnership with the Miami City Ballet, the Wynwood BID invited nearly 160 students from schools in Wynwood and neighboring Overtown to attend a private Miami City Ballet performance of *The Nutcracker* at the Adrienne Arsht Center for the Performing Arts. With the help of City Commissioner Keon Hardemon, students from Jose de Diego Middle School, Phyllis Wheatley Elementary School, Paul L. Dunbar K-8 Center and PACE Center for Girls Miami were able to experience high-quality theatre during the holiday season.

### CITY OF MIAMI POLICE SENIOR HOLIDAY LUNCHEON NEW

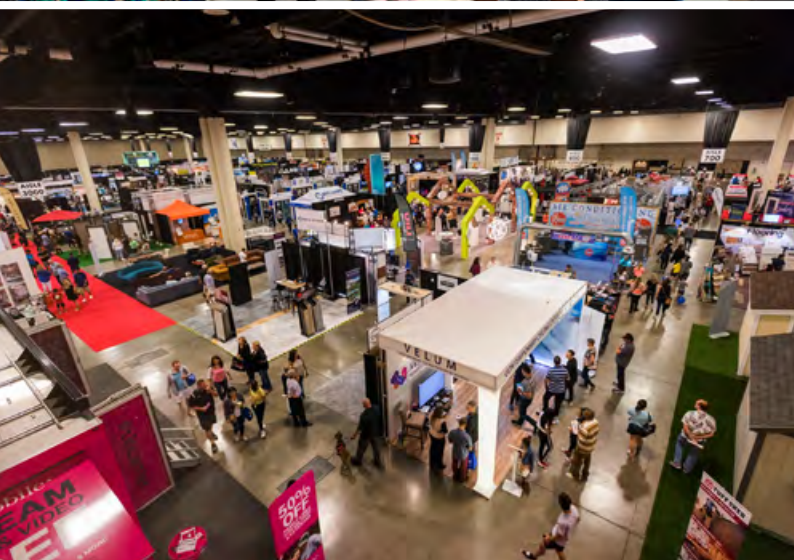
In December, the BID purchased items to help the City of Miami Police Department host their annual Senior Holiday Luncheon. The luncheon was held to ensure 200 senior citizens from the City of Miami had a joyful holiday meal and entertainment.





*The Wynwood BID and the Miami Police Department managed the closure of NW 2nd Avenue during Art Week in December to ensure a safe and enjoyable experience for visitors.*







## COMMUNITY ENGAGEMENT

### SHOP WITH A COP NEW

Each year, the City of Miami Police Department hosts their “Shop with a Cop” event, where underprivileged kids are given a holiday shopping spree, complete with a visit from Santa. This year, the BID participated in the event, sponsoring a local Overtown youth and providing him with an opportunity to pick out his own Christmas gifts, via a gift card provided by the Wynwood BID.

### HISPANIC ART EXPRESSIONS NEW

In October, the BID partnered with Goldman Properties and the Miami-Dade County Hispanic Affairs Advisory Board to host Miami-Dade County Commissioner Audrey Edmonson’s annual Hispanic Heritage Month event, *Hispanic Art Expressions*, at the Wynwood Walls. The reception showcased works by amateur Hispanic artists including winners of the *2018 Miami Latino Art Beat Youth Art+Film Competition*.

### UNBOUND MIAMI NEW

Unbound Global is an international technology conference that hosts four annual events in different locations throughout the world including Bahrain, Singapore, London and Miami. This was the second year in which Unbound held its conference at the Mana Convention Center in Wynwood. To help ensure the event’s continued success, the BID renewed their marketing partnership with the conference and facilitated a meeting between City of Miami Mayor and the Colombian Ambassador to the United States.

### HOME DESIGN & REMODELING SHOW NEW

In an effort to attract trade events and conventions to Wynwood, the BID was instrumental in relocating the Home Design and Remodeling Show from Miami Beach to Wynwood. The multiday trade show is now held at the Mana Convention Center.

### MIAMI CITY BALLET NEW

Underscoring its commitment to cultural arts programming, the Wynwood BID entered into a partnership with the world-renowned Miami City Ballet to support its 2018–19 season that included sponsorship of the Ballet’s Wynwood-inspired *Heatscape* performance, as well as cultural programming for Wynwood-area school students and the debut of *Poetry in Motion* at the Light Box Theatre at Goldman Warehouse.

### 71ST MAYOR’S INSTITUTE ON CITY DESIGN AT WYNWOOD WALLS NEW

The Wynwood BID conducted a tour of Wynwood with representatives from the Mayor’s Institute on City Design that were looking for a site within Miami for their November 2018 event, which will be hosted by Mayor Suarez and have various other national mayors in attendance.

# COMMUNITY ENGAGEMENT

## WYNWOOD BID MEETINGS

In 2018, the Wynwood BID facilitated over 40 meetings that were open to the public and allowed area stakeholders to remain informed with District initiatives.

## ROBERTO CLEMENTE COMMUNITY MEETINGS NEW

The Wynwood Business Improvement District began attending the City of Miami/Wynwood Community relations meetings held regularly at Roberto Clemente Park. The intent of the community meetings is to listen to the needs and feedback from the neighboring Wynwood community and find ways in which the business and residential districts can work together.

## NOISE ORDINANCE WORKSHOP NEW

In an effort to educate our local business community about local noise regulations, the Wynwood BID organized a noise ordinance workshop with local food and beverage establishments along NW 23rd St. and NW 24th St. from NW 2nd Ave. to NW 5th Ave., due to feedback received at the August BID Board meeting by residents of the area. The meeting consisted of a walkthrough of the ordinance and the requirements set forth by City of Miami officials, in addition to answering any questions that the local merchant community had relating to the issue.

## 2018 WYNWOOD BOARD RETREAT

At its annual board retreat, the BID coordinated presentations with top City of Miami Department Directors, in addition to the City Manager and Mayor. The Wynwood Business Improvement District provided an overview on the state of the District and requested services and assistance with city-wide initiatives, in light of the expansion of the neighborhood from a strictly business community to a mixed-use neighborhood. The retreat was held at the Sonesta Hotel to discuss the various issues facing the organization and District.

## CONSTRUCTION MITIGATION

The Wynwood BID worked with the City of Miami Public Works department on hosting various business community meetings in 2018. The BID assisted in gathering local Wynwood businesses to discuss upcoming construction projects and street closures to ensure the business community are proactively prepared and can make necessary changes to their delivery schedule, in addition to advising their clientele of the upcoming closures.

## MEETING AGENDAS & MINUTES ONLINE NEW

In an effort to provide greater transparency and keep its stakeholders informed, the BID created a section on its WynwoodMiami.com website that provides access to meeting agendas and minutes. Additionally, the BID Annual Report, Market Report and other related presentations are now available online for easy access by the public. meetings minutes for the public.





## SANITATION INITIATIVES

**The BID Clean Team makes a noticeable difference seven-days a week 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.**

Since January 1, 2018 the clean team has provided 12,500-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 Wynwood Visitors Guides and providing directions to visitors of the area.

It is also worth noting that the Wynwood Clean Team handles morning litter removal services and clean-ups associated with special events held within the District throughout the year. 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.

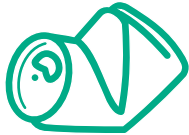


## SANITATION INITIATIVES



In 2018 the Wynwood Business Improvement District employed **2 FULL-TIME AND 6 CONTRACTED EMPLOYEES** to maintain the cleanliness of the 50 block District.

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Wynwood BID Clean Team picked up trash from sidewalks and public right of ways within the District, totaling **12,500 BAGS, OR ABOUT 240,000 POUNDS OF LITTER.**

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In 2018 the Wynwood BID worked with the Solid Waste Department from increasing the total number of City of Miami Trash Receptacles from **16 TO 42.**

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In 2018 the Wynwood BID worked with the City of Miami Solid Waste Department to **INSTALL 21 RECYCLING RECEPTACLES** within the boundaries of the BID.







# **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 NET, 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 purchase of 48 security cameras and 2 license plate readers to expand the Police Department's camera system into Wynwood. This new state-of-the-art system will utilize artificial intelligence technology to provide real time data such as the number of visitors and vehicles within the district at any given time. Additional cameras and plate readers will be added in the coming years to provide coverage of the entire District.

### WYNWOOD HALLOWEEN 2018

For the second year in a row, the Wynwood Business Improvement District worked with the City of Miami and various departments to coordinate street closures for 2018 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 2018 Halloween celebration, which concluded at 3:00 a.m.

### WYNWOOD ART WEEK 2018

The Wynwood Business Improvement District office coordinated various inter-departmental meetings with representatives from the City of Miami, Overtown NET, Solid Waste and City of Miami Police to plan and discuss the closure of NW 2nd Avenue during Art Week 2018. On 11/6, Wynwood BID staff met with City of Miami Police and various City of Miami Departments in preparation for the upcoming Art Week street closures along NW 2nd Ave. from 20th St. to 29th St.

### DISTRICT LIGHTING IMPROVEMENTS NEW

The Wynwood Business Improvement District worked with the City of Miami and Florida Power & Light (FPL) to convert more than 300 sodium vapor street light fixtures into LED fixtures within the boundaries of the BID. The LED fixtures produce an exponential amount of white light versus the previous industrial "yellow" light, in addition to consuming less energy than the aforementioned. Most importantly, the new LED fixtures make the area safer for pedestrians, merchants and visitors. The BID moved this important security initiative forward after holding a meeting with local merchants in May 2018 and heeding their concerns.

The City of Miami LED fixtures were installed in November 2018. We are now waiting for Miami-Dade County to upgrade the fixtures on North Miami Avenue and NW 2nd Ave, via an FPL agreement between MDC and FPL.

## CELL PHONE SERVICE INFRASTRUCTURE NEW

Due to the high number of visitors to Wynwood on an annual basis, the Wynwood Business Improvement District is now working on upgrading the cell phone infrastructure within the boundaries of the District alongside telecom providers to come up with short-term and long-term action plans to address the cell phone outage issues that are becoming more prevalent when larger crowds visit the area for special events.

The short-term plan calls for immediate mobilization of mobile antennas to the area for upcoming special events in Wynwood including Art Week, Art Walk and Music Week.

The BID's long-term plan will consist of having telecom providers work with private property owners to assist them in installing new equipment on the rooftops of new, taller buildings in the District. Until recently, there was no major cell phone infrastructure in place in the area due to the low building heights of the neighborhood.





# STREETSCAPE IMPROVEMENTS

## PROJECT COORDINATOR HIRING

As part of the new initiative set forth by the BID, in January 2018 the Wynwood BID continued its office expansion by hiring Aleksander Sanchez as the new project coordinator of the organization. The position was created so the BID can have daily reportings for the City of Miami and Miami Dade County, reporting sidewalk and potholes issues, working with the City of Miami Police Department on a daily basis, maintaining the District's streetscape and assisting property owners and business owners as needed.

## PUBLIC SIDEWALK IMPROVEMENTS PROJECT

In 2017-2018 the Wynwood Business Improvement District began to work with the City of Miami Department of Public Works and Transportation on the repairs of 50 locations within and surrounding the District. BID staff have been reaching out to property owners and working with the Miami Parking Authority to ensure that the public is aware of the pending sidewalk improvements to ensure the safe flow of pedestrian traffic within each location.

## CITY OF MIAMI BI-WEEKLY MOT MEETINGS NEW

In 2018 the Wynwood BID began to attend the bi-weekly "maintenance of traffic" meetings held at the City of Miami headquarters to ensure we are up to date on a Wynwood related road closures or sidewalk closures.

Since the exponential growth of the District began, we have 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 beforehand.

## WYNWOOD & OVERTOWN NET PARTNERSHIP

In 2017-2018 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 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.

## CITY OF MIAMI FILM OFFICE

The Wynwood BID began to work with the City of Miami Film office in 2018 in an effort to proactively facilitate sidewalk and street closures with Wynwood BID merchants. The City of Miami Film office reaches out to the Wynwood BID before any filming takes place within the District to check on the availability and potential issues that may arise from any specific request. The BID in turn provides valuable feedback to the department that can be used prior to the execution of the filming permit.

## IMPROVEMENTS BY THE NUMBERS

**30**

potholes reported  
to Miami-Dade County/  
City of Miami in 2018

**50**

instances of sidewalk  
repair locations reported  
to the City of Miami and  
Miami Dade County

**23**

issues of lights out  
within the District



**42**

total trash cans within  
the District, *previous total*  
*in 2017 was 16*



**67**

vandalized and missing  
street signs within  
the District

**395**

total reporting's by the  
Wynwood BID to various  
City agencies

**14**

instances of bus shelter  
& trolley signage issues

**89**

reports of Illegal  
dumping were reported  
by the BID in 2018

**5**

illegal newspaper stands  
within the District

**4**

non-functional  
abandoned phone  
booths removed from  
the District



# EMERGENCY PREPAREDNESS PLAN

## HURRICANE PREPARATION NEW

In an effort to proactively prepare for any inclement weather, the Wynwood BID created its first emergency plan in 2018. The purpose of the BID Emergency Response Plan is 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 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.

## ZIKA YEARLY MANAGEMENT AND OUTREACH NEW

In 2018, the Wynwood BID embarked on a proactive response to the previous ZIKA experience by creating a partnership with local experts and Atlantic Paste & Glue “APG”, to provide mosquito remediation training to our Clean Team Ambassadors during the summer. The Wynwood BID also coordinated the distribution of 85 CDC-approved mosquito traps throughout the District that were checked and maintained by the BID ambassadors to ensure the control of mosquito populations and the safety of the community.





*The BID regularly interfaces with local, state and federal officials and government agencies to proactively prepare for natural disasters and other emergencies that may impact Wynwood and ensure that recovery efforts are streamlined to mitigate related disruptions to local businesses and residents.*





*The BID, alongside the City of Miami Planning Department, is spearheading several master plan initiatives for the district including the design and implementation of pedestrian-primary, bicycle friendly streets, landscaping, street furniture, crosswalks and way-finding signage.*

# **MASTER PLANNING INITIATIVES**



# MASTER PLANNING INITIATIVES

**The Wynwood Business Improvement District continued to build on the success of the approved Wynwood NRD Plan 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 STREETScape MASTER PLANNING NEW

The City of Miami and Wynwood Business Improvement District launched the Wynwood Streetscape+Street Tree Master Plan in 2018 with the intent of developing “living streets” consisting of street trees and other streetscape improvements to the Wynwood neighborhood. Some of the goals of the project are to strengthen neighborhood identity, foster resiliency, and improve the pedestrian experience.

The Wynwood BID has begun to hold exploratory meetings with property owners in 2018 and will continue meeting in 2019 until the street design is officially finalized. The Wynwood BID will work with the City of Miami, local politicians and other organizations to begin to seek funding for the project.

## CITY OF MIAMI WYNWOOD WOONERF NEW

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 Ave. from NW 25th St. to NW 29th St. 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.

Public meetings on the design of the Woonerf began in October 2018 and will continue into 2019 until the final design is presented to the District by the City of Miami and their hired consultants.





The BID, City of Miami Planning Department, ArquitectonicaGEO and Local Office Landscape Architecture co-hosted numerous public meetings and events throughout Wynwood to solicit community input to better inform the ongoing streetscape and street tree master plan efforts for the neighborhood.

## PLANNING & ZONING

### SMALL-SCALE LEGISLATION **NEW**

The Wynwood Business Improvement District (BID) notched a key legislative accomplishment in 2018 when the Miami City Commission voted to approve amendments to Wynwood's Neighborhood Revitalization District (NRD-1) zoning regulations that will encourage small-scale development and further adaptive reuse in Wynwood. The new regulations are the latest example of the BID's longstanding efforts to implement responsible urban planning and development standards in the bustling arts district, and were developed collaboratively by the City of Miami's Planning & Zoning Department and the Wynwood BID.

The new small-scale development regulations amend portions of Wynwood's NRD-1, a set of planning & zoning rules that was created in 2015 by the Wynwood BID and City of Miami to help responsibly transition the neighborhood from an industrial district to an active, mixed-use neighborhood, complete with commercial, residential and office elements. The new amendments make small-scale development projects more feasible by allowing developers of certain small-scale projects in Wynwood – including both new buildings on vacant lots and adaptive reuses of existing buildings – to build with reduced or even no parking, in exchange for paying into the Wynwood Parking Trust Fund. They also encourage adaptive reuses of existing buildings.

### PUBLIC BENEFIT TRUST FUND **NEW**

The Wynwood BID began to accept Public Benefit Trust Fund dollars in 2018, which was a creation of the Wynwood NRD that was established in order to collect cash contributions made in accordance to the NRD-1 as established in the Miami 21 Code, as amended, the zoning ordinance of the City of Miami Commission.

The Wynwood BID Board of Directors, in tandem with the City of Miami Commission, will oversee public benefit funds collected and spent that are associated with this new income line item in 2018–2019. The allowable uses for these funds are to support reinvestment and supplement affordable/workforce housing, public parks and open space, and civic space or civil support space within the NRD-1 boundaries.

### TRANSIT STUDY INITIATIVE **NEW**

Initiative that began at April 26, 2018 Board of Director's meeting to check the feasibility of the creation of a Tri-Rail station within NW 29th St. and NW 20th St. The Tri-Rail feasibility study will look at current demographics, number of schools, residents, projected development and other statistics that were requested by the TPO. Wynwood feels that because of the current local and surrounding demographics, in addition to the density of our area, it would make more sense to install a station near Overtown and Wynwood versus a high luxury area like Design District that would not need public transportation like the aforementioned neighborhoods.





## **RUBBER MULCH TREE BED INSTALLATIONS**

The BID allocated funding and coordinated the installation of rubber mulching on empty tree beds in an effort to assist the City of Miami minimize trip and falls along pedestrian sidewalks such as NW 2nd Avenue. The BID Board approved funding for maintenance and additional installation sites throughout the District including North Miami Avenue.





# FINANCE INITIATIVES



## FINANCE INITIATIVES

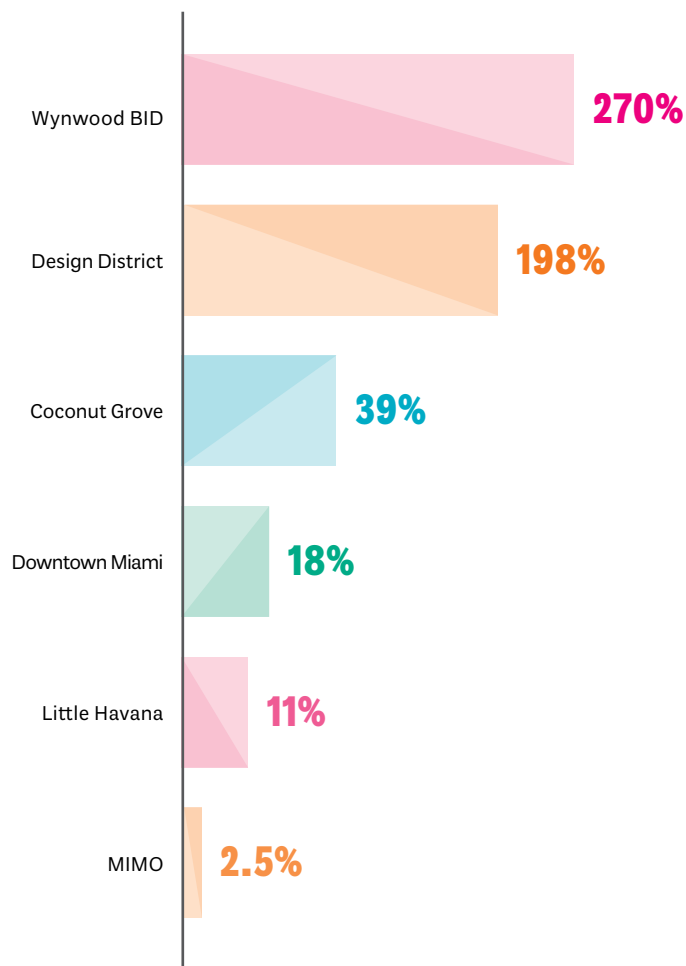
### WYNWOOD BID POLICY CREATION NEW

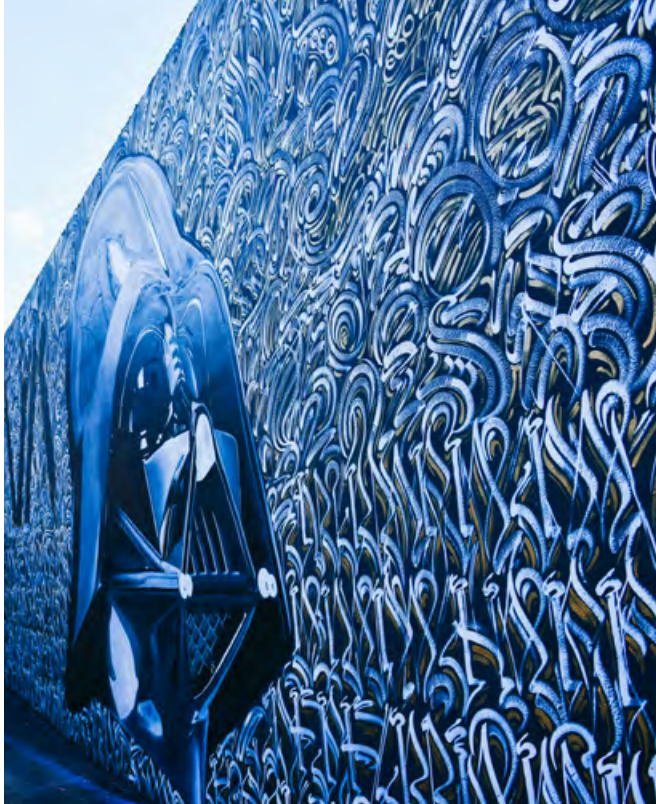
In an effort to further ensure organizational compliance, the Wynwood BID Board of Directors created various financial policies in 2017–2018. This past year, the Finance Committee implemented Cash Receipt, Payroll, Check Request, Employment Handbook and internal filing system.

### WYNWOOD TAX COMPARISON REPORT NEW

In 2018, the Wynwood BID commissioned a multi-year Wynwood Tax to help property District owners see how much of their property taxes have risen in comparison with the City of Miami and Miami-Dade County neighboring neighborhoods. Complete Consulting Group Inc (“CCSG”) prepared the Wynwood Business Improvement District a Property Taxes Comparison Report for years 2013 and 2017. The scope of work included gathering all the Real State Property Tax information from Dade County Property Appraiser website such as School Board, City of Miami, Miami Dade County and State and Other for about 650 properties (current and expansion).

### 2013–2018 NEIGHBORHOOD PROPERTY TAX INCREASES





## 2018-2013 MIAMI DADE COUNTY IMPACT FEE REPORT NEW

In 2018 the Wynwood BID worked with Miami Dade County on obtaining the total number of impacts fees that the District has paid as a whole since the inception of the Wynwood BID from 2013 to 2018. The total collected by Miami Dade County was \$8,133,065. Breakdown of expenses are listed below.

**\$7,926,212**

County Construction funds

**\$11,307**

Previous Payment

**\$174,466**

County Administration

**\$7K**

County Deferral  
Request

**\$148**

County Admin  
Credit Card

**\$327**

County Defer  
Admin



# BUDGETARY COMPARISON SCHEDULE

## REVENUES

Assessments	\$764,206	\$812,782	\$48,576
Parking Waivers Due	\$54,000	\$640,000	\$57,000
Other	\$45,000	—	(\$45,000)
<b>Total Revenues</b>	<b>\$863,206</b>	<b>\$1,436,782</b>	<b>\$573,576</b>

## EXPENDITURES

General Government	\$705,206	\$727,032	(\$21,826)
Special Events	\$158,000	\$60,010	\$97,990
<b>Total Expenditures</b>	<b>\$863,206</b>	<b>\$787,042</b>	<b>\$76,164</b>

## Excess (Deficiency) of Revenues Over (Under) Expenditures

	—	\$649,750	\$649,740
<b>Fund Balance – Beginning of Year</b>	—	\$151,194	—
<b>Fund Balance – End of Year</b>	—	\$800,934	—

## AUDIT OUTCOME 2017–2018:

In 2018 the Wynwood Business Improvement District oversaw and received a clean financial audit with no reportable issues for the fifth consecutive year.







213

Reunion

lighting  
lab  
isp  
lighting

FORNO

2018 was a year of great accomplishments for the Wynwood Business Improvement District due in large part to the countless hours and tireless efforts of the BID's Board of Directors and staff as well as the steadfast support of our partners at the City of Miami and Miami-Dade County.

The dedication and commitment of Wynwood's 400+ local businesses and commercial property owners has resulted in hundreds of new jobs and a robust economic engine for the South Florida economy.

Record breaking numbers of international visitors came to Wynwood this year. New public infrastructure improvements and private sector real estate projects have attracted investment and propelled our district's growth and prosperity. Our community outreach efforts have never been stronger and more effective at building bridges with surrounding communities.

The Wynwood BID looks forward to continued success in the years ahead that builds on all the progress our district has achieved in the past decade. Working together, Wynwood will continue to prosper as a premier destination for art, culture, innovation and creative enterprise where a new generation of creatives and entrepreneurs want to live, work, and play.



## 2018 BOARD OF DIRECTORS



**JOSEPH FURST**  
BID Board Chairman



**ALBERT GARCIA**  
BID Board Vice Chairman



**JONATHON YORMAK**  
Finance Chairman



**DAVID POLINSKY**  
Planning Chairman



**DYLAN FINGER**  
BID Board Member



**IRVING LERNER**  
BID Board Member

## BID STAFF



**MANNY GONZALEZ**  
Executive Director



**CHRIS HOFFMAN**  
Marketing Coordinator



**ALEKSANDER SANCHEZ**  
Project Coordinator





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**WYNWOOD**

**WYNWOOD BID**

2751 North Miami Ave., Suite 3, Miami, FL 33127

**OFFICE:** 786.615.8828

**GENERAL INQUIRIES:** [info@wynwoodbid.com](mailto:info@wynwoodbid.com)

**MEDIA & PRESS:** [media@wynwoodbid.com](mailto:media@wynwoodbid.com)

**WEBSITE:** [WynwoodMiami.com](http://WynwoodMiami.com)

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