

## **MiMo BISCAYNE ASSOCIATION (MBA)**

**Minutes Board Meeting—Monday, March 14, 2016, @ 9 AM @ 8101 Biscayne Blvd., #309, Miami, FL**

Attendance: Nancy Liebman, Avra Jain, Jorge Planas, Melissa Hege, Robert John Graboski, Debby Stander, Rosemary Ference, John Bachay, Annalisa Damley, Barbara Gimenez, Mark Ingraham, Shane Graber, Jose Gomez, Sharie Blanton (QUORUM).

### **AGENDA:**

TREASURERS REPORT: \$11,120.15

Approval of Minutes for March 2016. Approved without modification.

### **NEW BUSINESS:**

**MBA's BANKING DETAILS:** Banking details were clarified. Bank of America is MBA's bank. Nancy is signed as President of MBA. We will keep it as is for 2016. Recommend processing all payments via check as checks are easier to track.

**NET OFFICE:** Upper Eastside NET Office approved as Honorary MBA member. Sharie will lead a newly formed Merchants committee. Needs of tenants along the boulevard differ to the needs of owners. Discussed small business promotion initiative. Tenants need to understand the value of MBA and we need to speak to them in their own language. Shane is reviewing MBA's mission in relation to how it addresses the needs of small businesses on the boulevard.

**BID FUNDS:** BID funds comprise \$4,500 of MBA's treasury. MBA received these funds as a grant from the City of Miami. After much discussion as to whether to integrate these funds or not into the general budget, the decision was made NOT to integrate these funds. They remain in the same account but are earmarked as BID funds. A BIC committee will be created which will have jurisdiction over the BID funds. The newly created BIC committee will work with the Merchants committee and will need to have their own discussion as to how to keep the BID alive. MBA will hire a CPA to undertake a separate filing for these funds as required by the law every 5 years. Mark Ingraham will talk to a CPA who may volunteer time or else a portion of these funds will be used to pay said CPA.

**THE CUSHMAN SCHOOL:** In lieu of trees for the boulevard, The Cushman School will donate \$10,000 to apply to NET Office beautification: painting the building, landscape, signage. Robert and Jorge will recommend a color scheme and will present some creative signage ideas incorporating the city logo. Shane will input on vendor selection.

**MIMO GATEWAY SIGNAGE COMPETITION:** Shane will present this in detail at the next board meeting. High profile competition to do a gateway at the entrance of the MiMo historic district. Solicit grants to implement this.

**AMERICAN LEGION BUILDING:** Slated to be demolished very soon. The developer team has bought more property on the boulevard which impacts the MiMo Historic district on the boulevard. We don't know the precise location yet of their accumulated boulevard lands. Shane will meet with developers to discuss parking, public benefit money to design Legion Park and improve it for residents. Use this development as a catalyst to develop our own green line along the bay stretching from Bayside all the way to Morningside Park.

**MIMO DISTRICT EXPANSION.** The consensus was that Miami Ironside/NE 4<sup>th</sup> court businesses should either create their own warehouse district or become a part of the Little River District. MiMo is NOT expanding west.

**MORNINGSIDE OUTREACH:** Robert John will do a presentation on MBA's mission at the Morningside Civic Association's May meeting. He will establish a relationship with this association.

EXECUTION OF EASEMENT AGREEMENT: Mark has finalized the amendment. Shane needs to sign it. Shane will call the person to issue the check. There is no casualty insurance on the Coppertone sign. Shane will ask Greenstreet what the additional charge is to insure the sign.

**COMMITTEE UPDATES:**

EYES ON THE BOULEVARD: Debby presented code violation issues at a recent meeting which Sharie organized at the NET office with the city's Code Enforcement teams. Great meeting. Debby highlighted the concern that if the boulevard's iconic, historic buildings are neglected, they will disintegrate beyond repair. In addition she pointed out code violations i.e. vinyl mesh banners, signage, broken lights. Sharie has had Code Enforcement pull historic documents on each building to encourage code compliance and is having the Code Enforcement team trained on historic issues. Melissa suggested a cheat sheet on our website which explains code violations and also highlights Biscayne Boulevard Best Practices. Mark stated that there are city funds of \$10K available to each store front for improvement.

PLANNING & ZONING: Robert John has narrowed down the mission to the following: 35 foot height limit change to 53' or possibly 55'; FDOT plan; parking – perhaps start a parking fund. May 2<sup>nd</sup> meeting at 8100 Biscayne Blvd., Ste 308, scheduled with Dean Lewis, *Architect*; Lyle Chariff, *Real Estate Broker*; Greenstreet, *Developer*; Michael Comras, *Developer*.

MARKETING: Amber has to reduce the time she has available therefore Debby has been named as Chair to the Marketing team. Three articles for the upcoming newsletter: Rosemary: the former General Tire, now Andiamo building; Avra: Gary A. Appel on long term tax incentives for property owners; Annalisa: Earth Day in Legion Park.

EVENTS: Fundraiser at Simple Steps from 6-8pm. Located at Miami Ironside. Organized by Rosemary.

Meeting adjourned.

Next Meeting: Monday, May 16, 2016, 9 am, Cushman School, 592 NE 60<sup>th</sup> Street, Miami, FL