

**Dr. Phillips Center Parcel 3
Selection Committee**

The Dr. Phillips Center Parcel 3 Selection Committee met on February 17, 2015 at Orlando City Hall on the 6th floor in the Panther conference room.

The meeting was called to order by Brooke Bonnett, Director of Economic Development for the City of Orlando, at 9:12 a.m. Those in attendance are the members of the Dr. Phillips Center Parcel 3 Selection Committee (Kathy Ramsberger, Ken Robinson, Thomas Roehlk, Brooke Bonnett and Laurie Botts) and City Staff. Ms. Bonnett introduced Wes Powell, Assistant City Attorney, who explained the Committee's role in this process as well as the Sunshine Law requirements.

1. Election of a Chair

The committee agreed to forego the election of a chairperson.

2. Public Comment

There were no members of the public present.

3. Discussion Regarding Proposal

The City received one response to the Notice for Proposals, which closed on February 4, 2015 at 3:00pm. The proposal was submitted by a team led by Downtown Orlando Developments.

The Committee discussed the size of the parcel and limitations it may have presented to potential proposers, as well as other market-based considerations. It was noted by Ms. Ramsberger that there may be a change in the desire of the Dr. Phillips Center regarding kitchen facilities within the hotel that would provide catering services to the Center. It was also noted that the proposal contained discrepancies in the amount of parking proposed as built parking versus valet availability. The Committee also desires clarification on the relationship between the proposed developer and hotel flag. The Committee was generally favorable toward the proposed design.

The Selection Committee would like to request a high-quality presentation from the proposing team within the next few weeks to address items that arose in the Committee discussion, which included:

- More information on a decorative features or faux balconies required by the PD Ordinance on the parking garage facing the Plaza.
- More discussion regarding the proposed restaurant/kitchen that could provide catering to the Dr. Phillips Center.
- Need clarification on the proposed parking outlined in the proposal.
- More discussion regarding the proposed podium height versus that which is anticipated through the PD Ordinance.
- Consideration of a 50-year ground lease with CPI increases and a re-valuation every 10-15 years, with an option for an additional 25-year lease extension given certain conditions, rather than the terms proposed.

- The committee would like the presentation to include visual images of existing properties owned/managed by the proposers, as well as operational and financial capabilities of the proposers.
- Schedule/timing for construction.
- The length of due diligence period they would be seeking if they move forward?

The meetings next week will be cancelled. A future meeting with the proposer will be scheduled by City Staff. The Committee decided the proposer will have one hour for their presentation and one hour for questions. There will be another meeting scheduled following the presentation for the Committee to discuss the presentation and next steps.

The meeting was adjourned by Ms. Bonnett at 10:40 a.m.

**Dr. Phillips Center Parcel 3
Selection Committee**

The Dr. Phillips Center Parcel 3 Selection Committee met on March 11, 2015 at Orlando City Hall on the 9th floor in the Harvard conference room. The purpose of the meeting was to hear a presentation from the proposer's hotel development team.

The meeting was called to order by Wes Powell, Assistant City Attorney, at 9:07 a.m. Those in attendance were the 5 members of the Dr. Phillips Center Parcel 3 Selection Committee consisting of Ken Robinson, Thomas Roehlk, Brooke Bonnett, Laurie Botts and Kathy Ramsburger (Ms. Ramsburger joined the meeting at 9:15 A.M.), members of the presenting team, and City Staff.

All parties present introduced themselves at the beginning of the meeting.

1. Presentation

Mark Bortz with Downtown Orlando Developments, an affiliate of Bortz Group, began by giving an outline of the presentation and provided a brief history on his work in Downtown Orlando. Mark introduced Stuart Newmark with Revolutionary Road Hospitality Group who shared his history in Orlando and highlighted his vision for this project and the market overview. He introduced Chris McDonough with The Gettys Group and Jorey Friedman with SB Architects who introduced their firms and presented the proposed architecture and interior design.

Mr. Newmark introduced Corey Mitchell, Sr. Director of Development with Hilton Worldwide, to introduce the brand, Curio, a Collection by Hilton. Committee members asked questions of Mr. Mitchell during his presentation.

Mr. Newmark introduced Jonathan Rice with CBRE to discuss the financial structure of the project. Clint Jackson with PCL Construction Services, Inc. shared his passion for the project and addressed some of the challenges of construction.

Following the presentation, a question and answer session took place between the committee members and the project team.

2. Next Meeting

Kelly Moody, Project Manager with the Downtown Development Board, informed committee members that a meeting will be scheduled within the next few weeks to discuss the proposal/presentation.

3. Adjournment

The meeting was adjourned by Ms. Moody at 10:55 a.m.

**Dr. Phillips Center Parcel 3
Selection Committee**

The Dr. Phillips Center Parcel 3 Selection Committee met on March 26, 2015 at Orlando City Hall on the 6th floor in the Manatee conference room.

The meeting was called to order by Wes Powell, Assistant City Attorney for the City of Orlando, at 4:19 p.m. Those in attendance are the members of the Dr. Phillips Center Parcel 3 Selection Committee (Kathy Ramsberger, Ken Robinson, Thomas Roehlke, Brooke Bonnett and Laurie Botts), city staff and interested members of the public.

1. Public Comment

No public comment.

2. Discussion

Mr. Powell explained the options the committee has moving forward. Committee asked questions of Thomas Chatmon, Executive Director of the Downtown Development Board/Community Redevelopment Agency.

Discussion was had among the committee regarding whether to move forward and how to move forward if the proposal was approved.

Motion by Thomas Roehlke and seconded by Laurie Botts to recommend that City Council approve the proposal subject to the successful negotiation of a ground lease within 120 days from City Council approval with up to two additional 30 day time periods to negotiate the lease at the City's sole option.

The motion passed with a four to one vote. (Yes – Kathy Ramsberger, Thomas Roehlke, Brooke Bonnett and Laurie Botts; No- Ken Robinson)

The meeting was adjourned at 5:00 p.m.