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The regular meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, April 27, 2016 at City Hall, 400 South Orange Avenue, City Hall, Second Floor, Sustainability Conference Room, 400 South Orange Avenue, Orlando, Florida. Chair Doug Taylor called the meeting to order at 3:58 p.m., noting a quorum was present.

MEMBERS PRESENT: Doug Taylor, Chair
Wendy Connor, Vice Chair
Bill Dymond
Jessica Burns
Terry Delahunty
Commissioner Ted Edwards

MEMBER ABSENT: Roger Chapin

STAFF PRESENT: Thomas C. Chatmon, Jr., Executive Director
Walter Hawkins, Director of Urban Development
Christel Brooks, Administrative Specialist
Shaniqua Rose, Board Secretary
Kelly Allen, Marketing Coordinator
Analys Sanchez, Interactive Media Coordinator
Kelly Moody, Project Manager
Bob Fish, Clean Team Manager
Stacey Adams, Assistant City Attorney
Kim King, Business Development Assistant Manager
Valerie Trammel, Parking Marketing/Customer Service Supervisor

Approval of Minutes - A motion was made by Wendy Connor and seconded by Terry Delahunty to approve the minutes of the March 29, 2016 CRA Advisory Board meeting. The motion carried unanimously.

Public Comment – Jonathan Blount discussed some of the participants and sponsors for the upcoming COPA event being held June 2016 at Camping World Stadium, formerly known as the Orlando Citrus Bowl. He also provided information about an event called Vision of Flight being held at the Orlando Executive Airport April 29, 2016. The Board thanked Mr. Blount for his information.

New Business:

- a. **High Wage/High Value Job Creation Program Guidelines Amendment** - David Barilla, Assistant Director explained that on April 17, 2006, the CRA approved the High Wage/High Value Job Creation Program for the purpose of locating targeted industries

and targeted headquarters with high-value jobs to Downtown Orlando by leveraging available state and local economic development programs and providing location assistance for the purpose of accomplishing goals such as: diversifying the local economy, growing high-wage, high-value jobs; and growing targeted industries. In 2013 the program was amended to offer four incentives; Job Creation Incentive, Creative Village Pioneer Incentive, Downtown Living Incentive, and Public Transportation Incentive. Total incentives are payable up to \$5,000 per job.

The current guidelines only allow for the incentive to be made available to companies creating jobs in Downtown Orlando's Community Redevelopment Area for jobs that provide an annual wage of at least 115% above the Orange County or State of Florida Average Annual Wage.

Staff recommends revising the program guidelines to allow for the incentive to be made available to companies creating jobs in Downtown Orlando that provide an annual wage of at least 115% above the Orange County, State of Florida, or Orlando MSA Average Annual Wage. Recommended revisions would make the CRA High Wage/High Value Job Creation Program more consistent with the guidelines set forth in the State of Florida's Qualified Target Industry Tax Refund Program.

Staff requested the CRA Advisory Board recommend to the CRA that it revise the High Wage/High Value Job Creation Program to allow for the incentive to be made available to companies creating jobs in the Downtown Orlando Community Redevelopment Area that provide an annual wage of at least 115% above the Orange County, State of Florida, or Orlando MSA Average Annual Wage.

Discussion ensued on whether to add the Orlando MSA average annual wage to the program, as this might lower the current average wage in Downtown Orlando.

A motion was made by Commissioner Edwards and seconded by Bill Dymond to deny the request to recommend to the CRA the revision of the High Wage/High Value Job Creation Program to allow for the incentive to be made available to companies creating jobs in the Downtown Orlando Community Redevelopment Area that provide an annual wage of at least 115% above the Orange County, State of Florida, or Orlando MSA Average Annual Wage. The motion carried unanimously 6-0.

- b. **High Wage/High Value Job Creation Agreement: Limbach** - David Barilla, Assistant Director explained that on April 17, 2006, the CRA approved the High Wage/High Value Job Creation Program for the purpose of locating targeted industries and targeted headquarters with high-value jobs to Downtown Orlando by leveraging available state and local economic development programs and providing location assistance for the purpose of accomplishing goals such as: diversifying the local economy, growing high-wage, high-value jobs; and growing targeted industries. In 2013 the program was amended to offer four incentives; Job Creation Incentive, Creative Village Pioneer

Incentive, Downtown Living Incentive, and Public Transportation Incentive. Total incentives are payable up to \$5,000 per job.

On December 14, 2015 the CRA approved a High Wage Funding Agreement for Limbach Facility Services, LLC. Limbach Facility Services, LLC. is an industry-leading provider of sustainable building solutions focused on innovative and cost-effective HVAC management. The Orlando location serves as the National Headquarters for the Limbach Engineering and Design Services team which is responsible for engineering and design services for the company nationwide.

The December 14th agreement required Limbach Facility Services, LLC. to add 25 new jobs to Downtown Orlando at an average wage level of \$74,500, which is 150% of the Orange County average annual wage. After additional review, the average wage of the proposed jobs has been adjusted to \$46,936, which is 115% of the Orlando MSA average annual wage. This results in a lower per job award and decreases the CRA financial support from \$3,500 per job to \$2,750 per job and a total incentive value from \$87,500 to \$68,750.

The proposed amended and restated agreement would replace and supersede the agreement approved on December 14, 2015.

Staff requested the CRA Advisory Board recommend approval to the CRA of the Amended and Restated High Wage/High Value Program Funding Agreement between the CRA and Limbach Facility Services, LLC., and authorization for the Chairman of the CRA and the Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office, and approval of expenditures from the Downtown Orlando Community Redevelopment Area Trust Fund in the amount of up to \$68,750 in High Wage/High Value Job Creation Program funding for Limbach Facility Services, LLC.

Discussion ensued regarding the use of the Orlando MSA average annual wage as a basis for eligibility for program funding.

A motion was made by Wendy Connor and seconded by Terry Delahunty to recommend the CRA that it approve the Amended and Restated High Wage/High Value Program Funding Agreement by reducing the above average wage requirement in the previously approved agreement from 150% to 115% but leaving the Orange County average annual wage as the standard, between the CRA and Limbach Facility Services, LLC., and authorization for the Chairman of the CRA and the Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office, and approval of expenditures from the Downtown Orlando Community Redevelopment Area Trust Fund in the amounts set forth in the Amended and Restated High Wage/High Value Program Funding Agreement between the CRA and Limbach Facility Services, LLC based on the revisions made. The motion carried unanimously.

- c. **Parramore Village Solicitation** - Thomas C. Chatmon Jr., Executive Director explained that in an effort to fulfill a long-time City and CRA goal of increasing availability of high-quality mixed-income housing in Parramore, in November, 2015, the City and CRA issued a notice of invitation for proposals for the development of mixed-income housing on approximately 6.06 acres of CRA/City owned property. The property is located on the northwest, southwest and southeast corners of Parramore Avenue and Conley Street. Six proposals were received on December 4, 2015. Over the next several months, the selection committee, consisting of Thomas Chatmon, Walter Hawkins, Oren Henry, Laurie Botts, and Paul Lewis, met several times to discuss the proposals, hold presentations from the top four teams and narrow the selection to the top ranked firm. At its final meeting, on April 7, 2016, the Selection Committee ranked the team of InVictus Development, LLC 's proposal to build a 211 unit project with a mix of two and four story buildings blending apartments and townhomes and affordable, market-rate and permanent supportive housing, as its top-ranked development proposal. In addition to bringing new residents to the Parramore area, this project will begin to fulfill the additional CRA and City goal of making housing available to those wishing to remain in or return to the Parramore neighborhood. The Selection Committee ranked the proposal of Orlando Neighborhood Improvement Corporation, Inc. second.

Staff requested the CRA Advisory Board recommend the CRA to authorize staff to negotiate a contract for sale and purchase and developer's agreement with InVictus Development, LLC and should such negotiations be unsuccessful, authorize staff to enter into negotiations with Orlando Neighborhood Improvement Corporation, Inc.

A motion was Terry Delahunty and seconded by Jessica Burns recommending the CRA authorize staff to negotiate a contract for sale and purchase and developer's agreement with InVictus Development, LLC and should such negotiations be unsuccessful, authorize staff to enter into negotiations with Orlando Neighborhood Improvement Corporation, Inc. The motion carried unanimously 6-0.

- d. **Budget Amendment and Resolution Two** - Thomas C. Chatmon Jr., Executive Director requested an amendment to the 2015-2016 Community Redevelopment Agency Budget to include \$125,000.00 for sidewalk improvements. Staff seeks recommendation to the CRA of approval of the Community Redevelopment Agency Budget Amendment Two and Budget Resolution Two, amending the 2015-2016 Community Redevelopment Agency Budget as stated in the Resolution.

A motion was made by Terry Delahunty and seconded by Jessica Burns recommending the CRA approve the Community Redevelopment Agency Budget Amendment Two and Budget Resolution Two, amending the 2015-2016 Community Redevelopment Agency Budget as stated in the Resolution. The motion carried unanimously 6-0.

- e. **Downtown Arts District (DAD) Funding Agreement** - Thomas C. Chatmon Jr., Executive Director explained that the Downtown Arts District (DAD) provides a vital role in assisting the CRA in achieving its redevelopment plan goal of providing cultural entertainment opportunities and amenities within Downtown Orlando. DAD operates the City Arts Factory, in which it hosts hundreds of cultural events or live performances each year and numerous juried art shows and exhibits, operates Third Thursday events and mobile galleries, provides outreach to Downtown schools, and provides community arts projects such as Art In Odd Places and GuitarTown. For many years, the CRA has provided funding to DAD to assist DAD in conducting these activities and assisting the CRA in achieving its goals. DAD's current agreement with the CRA will expire later in 2016. The attached agreement will provide funding to DAD through November 30, 2018, the end of its upcoming extension of its sublease for the City Arts Factory facility. The CRA will provide DAD with funding of \$24,000 monthly during the term of the Agreement.

Staff requested the CRA Advisory Board recommend the CRA approve the Agreement with DAD, subject to review and approval of the City Attorney's Office, and authorize the Chairman and Executive Director to execute such Agreement.

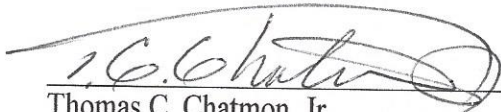
A motion was made by Wendy Connor and seconded by Commissioner Edwards recommending the CRA approve the Agreement with DAD, subject to review and approval of the City Attorney's Office, and authorize the Chairman and Executive Director to execute such Agreement. The motion carried unanimously 6-0.

Date of Next Meeting

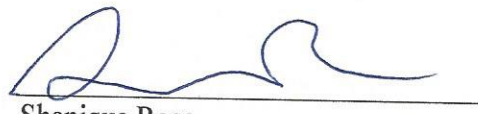
The next scheduled meeting of the Community Redevelopment Agency Advisory Board is Wednesday, May 25, 2016, 3:00 p.m., at City Hall, Sustainability Conference Room, on the Second Floor.

Adjournment

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chairman Doug Taylor adjourned the meeting at 4:51 p.m.



Thomas C. Chatmon, Jr.
Executive Director



Shaniqua Rose
Board Secretary