



CITY OF ORLANDO

Downtown South
Neighborhood Improvement District
Advisory Council

MEETING NOTICE

A meeting of the Downtown South Neighborhood Improvement District (NID) Advisory Council was held at City Hall, First Floor, Collaboration A&B Advisory Council, 400 South Orange Avenue, Orlando, Florida.

MINUTES – March 14, 2018

Advisory Council Members Present:

Harlan Hanson (Chair)
Aaron Bottenhorn
Adam Freeman
Charlotte Manley

City/DSNID Staff Present:

Martin Hudson
Kelly Moody
Stacey Young Adams

Other People Present: (See Attached NID Board Meeting Sign-In Sheet)

1. Call Meeting to Order (9:05 AM)
2. Roll Call
3. Approval of Minutes
 - a. Minutes from December 13, 2017 - Motion to approve the minutes. – (Aaron Bottenhorn/Charlotte Manley, Passed 4-0)
4. Public Comment – James Krawczyk – Chairman SODO Main Street Board updated the NID Board on current projects and status of efforts by the SODO Main Street Organization.
5. Business Items
 - i. Introduction of the SODO Team – Martin Hudson introduced City staff that will be working on efforts in the SODO area related to planning and marketing. Michaelle Petion and Caylah Hall.
 - ii. Presentation by Innovation Pavilion – Vic Ahmed, CEO of Innovation Pavilion gave a presentation on how their company develops innovation facilities throughout the United States. (See Attachment for Presentation)
 - iii. Board Legal Training – The NID's legal counsel, Stacey Young Adams, provided legal training to the NID Board. (See Attachment for Presentation)



CITY OF ORLANDO

6. Announcements and Other Business
7. Next meeting Date
 - a. April 11, 2018
8. Adjourn – 10:40 AM



Your place to innovate.



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Meet the Innovation Pavilion

A hybrid real estate and innovation community
focused on ring cities.



VIC

Founder
CEO

Founding Board member, Governor's Innovation
Board (COIN)

Secretary of Technology, IT Economic
Development Board

Past Chairman, Colorado Technology
Association

Chairman, Manufacturer's Edge (Federal Gov
MEP Center)

Past Global Board of Trustees, TiE

Founder, TiE Rockies

Chairman, STEM Academy



KERIANNE

Chief Millennial

Founding member, Innovation Pavilion

Member of executive team

Launched most of Innovation Pavilion
Initiatives

Advocate and representative of 'Millennial'
group

Convergence of Trends

Baby Boomers

Millennials

Suburbs

Live, Work, Play

Public, Private Separate

Public, Private Partnerships

Stealth Innovation

Open Innovation

Degree Based Hiring

Skill Based Hiring



Bringing value to cities through innovation by

1. Building sizable innovation campuses (100-200k sqft)
2. Delivering best-in-class innovation programs
3. Attracting millennials, entrepreneurs and corporations
4. Creating a modern day workforce

Innovation Pavilion Campus

Millennial Housing

21st Century Library

Corporate Suites

Conference Center

Maker Space

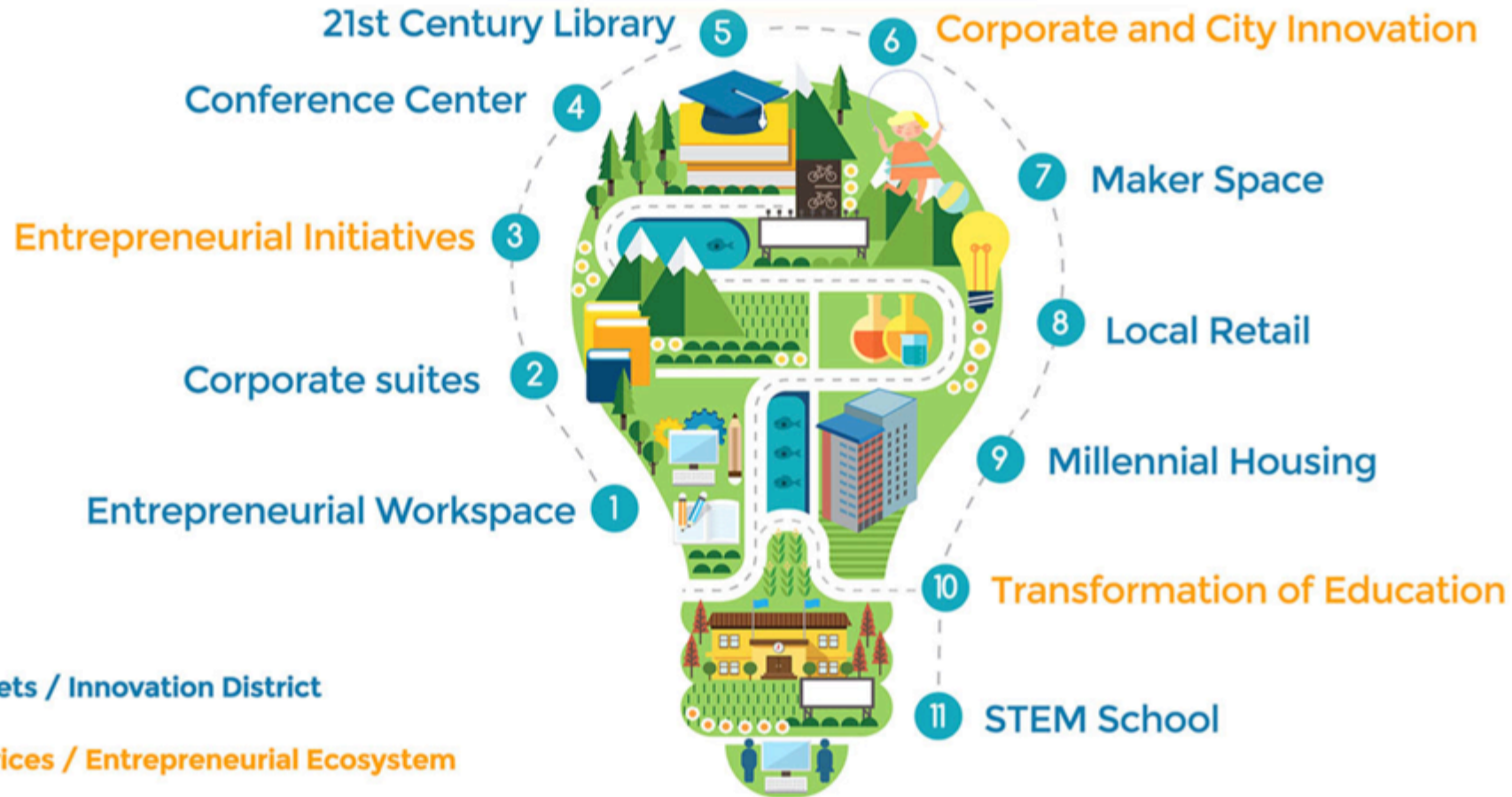
Retail

STEM School

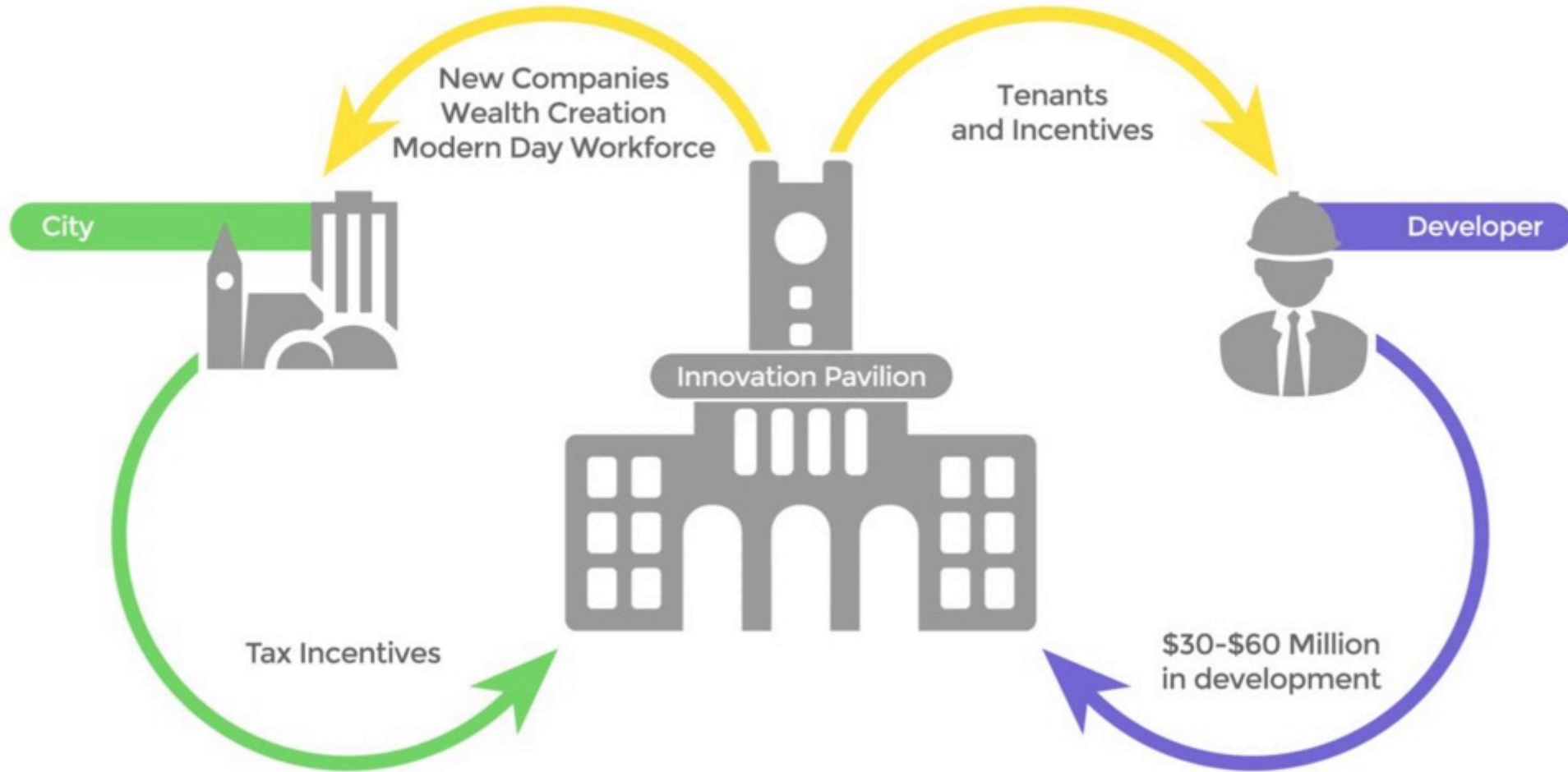
Coworking Space



Real Estate and Programming



Everybody Wins



Google-style, multi-tenant campus

New Campus: Parker, CO



Rendering of the Parker, CO campus

New Campus: Olathe, KS



I.P. Olathe Campus



KEY

- 1 - Site 1
- 2 - Site 2
- 3 - Church
- 4 - City Park
- 5 - School
- 6 - Parking Structure
- 7 - Kansas State School for the Deaf
- 8 - Performing Arts Building
- 9 - Parks & Recreation Center
- 10 - City Council
- 11 - Johnson County Court
- 12 - Johnson County Jail
- 13 - Johnson County Treasurer



SITE DATA

- Site 1 - 110 N Chestnut St
- 1. GROSS LAND AREA - ~94,185sf, 273ft x 345ft (2.16 acres)
 - 2. BUILDABLE AREA 61,669 sf, (1.41 acres)
(10 FOOT SETBACK REQUIREMENT)
 - 3. OPEN SPACE REQUIREMENT 23,546 sf/(0.54 acres) (25% OF LAND AREA)
 - 4. MAX BUILD HEIGHT 60 FEET
- Site 2 - 201 E Park St.
- 1. GROSS LAND AREA - ~86,224sf, 273ft x 317ft (1.97 acres)
 - 2. BUILDABLE AREA 56,133sf, (1.29 acres)
(10 FOOT SETBACK REQUIREMENT)
 - 3. OPEN SPACE REQUIREMENT 21,556 sf, (0.49 acres)
 - 4. MAX BUILD HEIGHT 60 FEET

A EVENT CENTER



B LIBRARY



C OFFICES



SITE INFORMATION AREA AND PARKING

	BUILDING				PARKING		
	Unit Size	# of Units	Area(s)	RATIO	Count	Size (sq ft)	Area (sq ft)
Event Center			10,000	3/1000	Shared Parking Neighbors/Workshops		
21c Library			40,000	3/1000	108	330	35,640
Office			25,000	3/1000	75	330	24,750
Sub Total			75,000		183		60,390
Micro Housing							
Phase 1	250	60	15,000	1/unit	60	330	19,800
Phase 2	250	40	10,000	1/unit	40	330	13,200
Phase 3	250	40	10,000	1/unit	40	330	13,200
Ground Floor Retail	2,000	4	8,000	3/1000	24	330	7,920
TOTAL			118,000		347		114,510

D OUT DOOR SPACES



E MICRO HOUSING



The Federal's Advantage



A composite image featuring a portrait of Henry Ford on the right and a factory floor with rows of early automobiles on the left. The entire image is overlaid with a semi-transparent red filter. The quote is written in white, bold, sans-serif font across the center-left.

**“Whether you think you
can, or you think you can't
–you're right.”**

– Henry Ford



innovation pavilion™

Email: kerianne@innovationpavilion.com Voice: +1 720-934-8409

City Partnership

- **Committed, passionate support**
- **Innovation Investment of \$200k**
- **Meaningful Fiscal Support through Land Dedication and Future Incentives**

Timeline

Day 1: Signing of the development agreement In partnership with the city

Year 1: Q1/Q2: Conceptual model of the real estate campus

**Year 1: Q2-Q4: Pipeline and inventory of public and private
tenancy**

Year 1: Q3/Q4: Sign up with real estate partner

Year 2: Q1/Q2: 50% LOI and leases/Financial model for funding

Year 2: Q3 – Year 3: Q4: Design/Build

Year 4 Q1/Q2: Launch/Open



Program

Timeline

Smart City

**Day 1: Signing of the development agreement
In partnership with the city**

Year 1: Q1/Q2, on-going: Audit and prioritization

Year 1: Q2-Q4, on-going: Partner introduction and funding models

Year 2: Q1/Q2, on-going: Project initiation



Program

Timeline

**Workforce development through
transformation of education**

**Day 1: Signing of the development agreement
In partnership with the city**

Year 1: Q1/Q2/Q3: Engagement and assessment

- **K-12: STEM programs/Apprenticeship/Entrepreneurship**
- **Reskilling: Veterans, single moms, people with disabilities, incarcerated**

Year 1: Q3/Q4: Program model and funding plan

Year 2: Q1/Q2, on-going: Launch programs



Program

Timeline

Corporate innovation
and incubation

Day 1: Signing of the development agreement In partnership with the city

Year 1: Q1/Q2: Assessment of innovation maturity level

Year 1: Q2-Q4: Inventory of innovation assets

Year 1: Q3/Q4: Plan of 10-15 year for community activation

- Access to funding program
- Mentoring
- Service provider
- Accelerator
- Promotion and visibility for stakeholders
- Niche community identification

Year 2: Q1/Q2, on-going: Launch programs

Downtown South Neighborhood Improvement District

- District created by Ordinance November 14, 2011
- Governed by 7 member Board of Directors consisting of City Commissioners and Mayor
- Special District-unit of specific purpose local government
- Advisory Council created to assist the Board of Directors in governing the affairs of the District including monitoring, supporting, promoting and making recommendations regarding development and redevelopment within the Downtown South Area
- Advisory Council consists of 5 members appointed by Mayor confirmed by City Council
- Each Council member must be either a resident, property owner or representative of a property owner, with one representative of Orlando Health and one SODO Main Street Board member required
- Council elects Chair from among the members to serve a one year term
- Chair can offer motions, second motions, vote on all motions and do all other acts other members can do
- District governed by Part IV, Chapter 163 Florida Statutes, Chapter 189 related to Special Districts, By-laws
- Robert's Rules apply at the monthly meetings of the Council
- Members must attend a minimum of 75% of the regularly scheduled monthly meetings to maintain a seat on the Advisory Council

Sunshine Law

- Florida's Sunshine law (§286.011) was enacted to provide a right of access to the public to governmental proceedings
- Because of the role the Advisory Council plays, its meetings are covered by Florida's Sunshine Law
- Applies to any meeting (includes phone calls, e-mail or text communication) where two or more members of the Council are discussing any matter on which foreseeable action will be taken by the Council
- Three Basic Requirements
 - Meetings must be open to the public –publicly owned, leased or operated building with access for disabled
 - Reasonable advance notice must be given-48 hours required by City Code
 - Minutes must be taken (Marty)
- Be aware of potential issues with inaudible discussions during meetings, note-passing during meetings, conversations coming into & leaving meetings
- For e-mails, respond to City staff only, do not copy other Council members
- Sanctions-knowing \$500/6 months jail (2nd degree misdemeanor), inadvertent \$500 (civil infraction), action is void

Voting

- Sunshine law requires that each member vote each matter before the Council unless there is, or appears to be a possible conflict of interest
- §112.3143-Committee members may not vote on any matter which provides a special private gain to the member, his/her relative (father, mother, son , daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law) or business associate or principal (employer, client)
- If conflict exists, member must publicly explain conflict prior to the vote, abstain from voting and within 15 days after the vote, file required form (8-B) with Marty
- If want to participate in the discussion on an item and have a conflict (or possible conflict), you must declare the conflict at beginning of item & prior to participating
- Any concerns with possible issues, contact Stacey prior to the meeting

Ethics –City code 800.5, Chapter 112

- Generally prevents Board members, employees, from using City role to own benefit and prevents accepting anything of value in exchange for certain action by City person.
- You may not take any gift that would influence your judgment or ability to make a fair and impartial decision, or create an impression that you are not fair or impartial.
- You may not ask for any gift from anyone (except relatives and friends who have no business dealings with you in your City position).
- You may not take any gift worth more than \$100.00 from a person (other than a relative) or business if you, as a City representative, are currently doing business with that person or business, or making decisions about their business, property or personal interests.
- You may not take any gift worth more than \$25.00 without reporting that gift to the Chief Administrative Officer within 30 days of getting that gift, unless:
 - (a) The gift is for a holiday or birthday, when it's clear that the gift has nothing to do with City business.
 - (b) The gift is from your personal friend, who has no business dealings with you in your City position.
 - (c) The gift is a meal offered occasionally, and in a professional or social context.
 - (d) The gift is admission to events to which you are invited in your official capacity to represent the City of Orlando.
 - (e) The gift is made to the City, and the City will keep it. If the gift is perishable (such as food or flowers), then it should be for the enjoyment of everyone in a public or common room.
- You may not use any City facilities, equipment, vehicles, supplies, on-duty personnel or other goods or services except for City business, except on the same basis that they are otherwise normally available to the public, unless written City policies allow such use.

- You may not use confidential information, or other information gained from your service that is not generally known to the public, for personal advantage.
- You may not use your City position to get any benefit that is not available to members of the public.
- You may not use anything that belongs to the City and is not available for use by the general public for any purpose or reason other than City business (unless the use is allowed by written City or Departmental policy).
- You may not select (or participate in the selection of), refer City business to, approve City invoices or authorize City work for any companies or persons providing services or selling anything to the City if you are employed by those companies or persons.
- You may not, personally, or through a business in which you own a material interest, provide goods or other services to the City for compensation.
- You may not do anything in a City capacity that would: (a) cause you, or anyone in your household to get a special financial benefit; or (b) cause any business to get a special financial benefit if either you or anyone in your household owns more than five percent of that business. "Special financial benefit" is one that would give you a disproportionate advantage, compared to the general public.

Public Records-Chapter 119

- Statute-All documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmissions, made or received pursuant to law or ordinance or in connection with the transaction of official business
- Case law-"includes all materials made or received in connection with official business which are used to perpetuate, communicate, or formalize knowledge"
- E-mails, texts are public records if in connection with business of the Council
- Documents submitted to you and prepared by staff for you are public records
- Personal notes prepared by you for your own use are not covered if not used to communicate, formalize knowledge
- Must be available for inspections, some exemptions
- If don't comply & suit is filed to compel production, City has to pay costs and attorney's fees if lose. Inadvertent violation \$500 (civil infraction), knowing-1 year/\$1000 fine (1st degree misdemeanor)