

Community Redevelopment Agency (CRA) Meeting – May 29, 2018

4. Community Redevelopment Agency (CRA)

(1) Accepting Community Redevelopment Agency Advisory Board (CRAAB) Meeting Minutes of March 28, 2018. Commissioner Regina I. Hill moved and Commissioner Patty Sheehan seconded a motion to accept the meeting minutes and the CRA voted unanimously to accept the meeting minutes and for filing by the City Clerk, filed and documentary **#180529401**.

(2) Approving Community Redevelopment Agency (CRA) Meeting Minutes of April 16, 2018. Commissioner Patty Sheehan moved and Commissioner Regina I. Hill seconded a motion to accept the meeting minutes and the CRA voted unanimously to accept the meeting minutes and for filing by the City Clerk, filed and documentary **#180529402**.

Mayor Dyer called on CRA Executive Director Thomas Chatmon to present the following items:

(3) Approving Purchase of Downtown Holiday Light Decorations from Blachere Illumination USA, Inc. Mr. Chatmon stated that in 2017, the Community Redevelopment Agency (CRA) purchased custom snowflake lights to replace 20-year-old decorations that had significantly deteriorated. In order to include the same lights throughout more of the downtown core this holiday season, CRA staff is requesting authorization to purchase an additional 143 units from Blachere Illumination. Blachere Illumination is the sole manufacturer of the 42" custom snowflake lights. The total price for the 143 units, including packing and shipping, is approximately \$116,470. The lights would be installed by the Downtown Clean Team in various high-traffic corridors throughout downtown, including, but not limited to, Orange Avenue, Central Boulevard, Parramore and Church Street. Staff is requesting the CRA to authorize the City's Chief Procurement Officer to issue a purchase order to Blachere Illumination USA, Inc. in the amount of approximately \$116,470, subject to the review and approval of the City Attorney's Office. Commissioner Regina I. Hill moved and Commissioner Patty Sheehan seconded a motion to approve the purchase, and the CRA voted unanimously to approve the purchase, filed and documentary **#180529403**.

(4) Authorizing Contract with Mydatt Services Inc. d/b/a Block by Block for Ambassador Services. Mr. Chatmon stated that ambassador programs are used throughout the country to promote hospitality and provide additional community policing. Staff is receiving increasing feedback from businesses and stakeholders expressing concerns related to downtown and feels a pilot ambassador program will help to identify, assess, prioritize and respond to these concerns. Ambassadors interact with visitors, businesses, and residents with the long term goal and strategy of promoting positive downtown experiences by providing enhanced hospitality and security through the presence of additional organized and dedicated downtown representatives. The DTOutlook specifically includes the CRA's implementation of Downtown "Clean and Safe" programming, including a Downtown Ambassador program as a way to make the Downtown experience easier and more satisfying. CRA staff has reviewed ambassador programs in many jurisdictions and identified Mydatt Services Inc., d/b/a Block by Block's services under its contract with the City of Miami as providing similar services to those currently desired. Both the City of Coral Gables and the Hollywood CRA have also used the City of Miami's contract with Block by Block as a basis for their ambassador programs. CRA staff is seeking approval to enter into a contract with Block by Block for ambassador services. A proposed draft contract is attached to the agenda item. The proposed contract with Block by Block for downtown ambassador services is

for an initial term of two years in an annual estimated amount of \$725,000. Staff is requesting the CRA to authorize the City's Chief Procurement Officer to enter into an agreement with Mydatt Services Inc., d/b/a Block by Block as set forth above, subject to review and approval by the City Attorney's Office. Commissioner Regina I. Hill moved and Commissioner Patty Sheehan seconded a motion to authorize a contract with Mydatt Services Inc. d/b/a Block by Block. Discussion ensued. The CRA voted 7-0 to authorize the contract, filed and documentary **#180529404**.

(5) Approving Parramore Oaks – Second Amendment to Purchase and Sale Agreement (Phase 1) and Third Amendment to Development Agreement. Mr. Chatmon stated that in December of 2016, the CRA entered into Purchase and Sale Agreements (Phase 1 and Phase 2) and a Development Agreement with InVictus Development, LLC (InVictus) for its purchase and development of the Parramore Oaks project on property currently owned by the City and CRA. As InVictus was successful in obtaining 9% Low Income Housing Tax Credits (LIHTC) through the Florida Housing Finance Corporation (FHFC) for Phase I of the Project, construction of the first 120 units is anticipated to commence in 2018. The initial Development Agreement contemplated the provision of up to \$648,000 in an affordable housing incentive for Phase I of the Project. This Third Amendment to Development Agreement provides for an additional \$500,000 in an affordable housing incentive for Phase I of the Project to address a portion of the funding gap created by the sharp increase in construction costs, decrease in equity pricing, and rising interest rates since its initial approval of financing through FHFC's 9% LIHTC program. Total CRA funding for Phase I equates to \$1,148,000/\$9,567 per unit and is consistent with InVictus's initial RFP submittal. The Second Amendment to Purchase and Sale Agreement for Phase One further clarifies closing conditions related to the incentive. Staff is requesting the CRA to approve the Second Amendment to Purchase and Sale Agreement (Phase 1) between the City of Orlando, the Community Redevelopment Agency and InVictus Development, LLC and the Third Amendment to Development Agreement between the City of Orlando, the Community Redevelopment Agency, and Parramore Oaks, LLC, as permitted assignee of InVictus Development, LLC, subject to review and approval of the City Attorney's Office, and authorize the Chair and Executive Director to execute the Agreement Amendments. Commissioner Regina I. Hill moved and Commissioner Patty Sheehan seconded a motion to approve the amendments. Discussion ensued. InVictus Development President Paula Rhodes answered questions. The CRA voted 5-2 to approve the amendments, noting that Commissioner Jim Gray voted "no" and Commissioner Tony Ortiz voted "no," filed and documentary **#180529405**.

At approximately 3:49 P.M. Mayor Dyer adjourned the Community Redevelopment Agency meeting and reconvened the City Council meeting.

City Clerk

Chairman