



AB

The regular meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, February 6, 2019 at City Hall, 400 South Orange Avenue, City Hall, Sixth Floor, Manatee A & B Conference Room, 400 South Orange Avenue, Orlando, Florida. Chair Wendy Connor called the meeting to order at 3:06 p.m. noting a quorum was present.

MEMBERS PRESENT: Wendy Connor, Chair
Bill Lambert, Vice Chair
Jamie Barati
Eugene Jones
Monica McCown
Commissioner Victoria Siplin (arrived at 3:12 p.m)

MEMBER ABSENT: Terry Delahunty

STAFF PRESENT: Thomas C. Chatmon Jr, Executive Director
David Barilla, Assistant Director
Walter Hawkins, Director of Urban Development
Regina Hill, District 5 Commissioner
Brooke Rimmer-Bonnett, Director of Economic Development
Kathleen Devault, Director of Strategic Partnerships
Jason Wojkiewicz, Budget Analyst IV
Stacey Adams, Assistant City Attorney III
Christel Brooks, Administrative Specialist
Ashley Edwards, Board Secretary
Tiffany Stephens, Fiscal Manager
Mercedes Blanca, Project Manager
Kelly Allen, Marketing Coordinator
Mary-Stewart Droege, Project Manager
Kimberley Allonce, Economic Development Coordinator III
Analys Sanchez, Interactive Media Coordinator
Shaniqua Rose, Administrative Specialist

Approval of Minutes - A motion was made by Monica McCown and seconded by Jamie Barati to approve the minutes of the November 28, 2018 CRA Advisory Board meeting. The motion carried unanimously.

Parramore Update:

Walter Hawkins, Director of Urban Development updated the board on recent activities and events in the Parramore area. The Board thanked Mr. Hawkins for his update. (Commissioner Siplin arrived at 3:12 p.m.)

New Business:

- a. **2018 – 2019 Budget Amendment – Tiffany Stephens, Fiscal Manager** - The CRA Parramore Infill Housing project sold its first two homes this last quarter resulting in a revenue of \$390,492 in total, to be deposited into the CRA Parramore Housing Initiative project account for future use.

Staff requested approval of the Community Redevelopment Budget Amendment One and Budget Resolution One, amending the 2018-2019 Community Redevelopment Agency budget as stated in the resolution.

A motion was made by Bill Lambert and seconded by Eugene Jones to recommend to the CRA that it approve the Community Redevelopment Budget Amendment One and Budget Resolution One, amending the 2018-2019 Community Redevelopment Agency budget as stated in the resolution. The motion carried unanimously.

- b. **Development Agreement between the City, CRA, Parramore Asset Stabilization Fund, Inc, and Central Florida Foundation, Inc. – Thomas C. Chatmon Jr., Executive Director** - Parramore Asset Stabilization Fund, LLC (PASF) is the owner of 44 properties in the Parramore area containing a total of 83 residential units. PASF intends to renovate all 83 units within a twelve month period, updating all units and bringing them into compliance with City Code. The CRA's Downtown Orlando Community Redevelopment Area Plan contains goals of providing affordable housing and ensuring long term affordability, thereby strengthening the residential fabric in the Parramore community as well as improving the variety of housing options within the Area and stabilizing the affordable rental housing options available within the Parramore area. The proposed Agreement provides \$250,000 in CRA funding to be used towards renovation costs for the 25 properties within the Downtown Community Redevelopment Area and the City to provide \$500,000 to be used on renovation costs for the 44 properties in the City in the manner and under the terms specified in the Agreement.

Staff recommended that the Advisory Board recommend to the CRA that it approve the Development Agreement with Parramore Asset Stabilization Fund, LLC, the Central Florida Foundation, Inc., the City of Orlando, and the CRA and authorize the Chairman and Executive Director to execute the Agreement.

A Board discussion ensued regarding various components of the agreement; Commissioner Regina Hill commented on the significance of the project.

A motion was made by Commissioner Victoria Siplin to recommend approval to the CRA of the Development Agreement with Parramore Asset Stabilization Fund, LLC,

the Central Florida Foundation, Inc., the City of Orlando, and the CRA and authorize the Chairman and Executive Director to execute the Agreement with the stipulation that language be added to the agreement regarding the intended sale of the properties to the Central Florida Community Land Trust after the initial 10 years, with affordability maintained, and if the trust does not purchase the properties, the right to purchase be offered to the City and CRA.

Commissioner Siplin accepted a friendly amendment by Jamie Barati to the original motion that after the 10 year period, the affordability requirements mirror those of the terms for the initial ten years, with at least 42 of the units reserved for up to 80% AMI and no units for those earning greater than 120% of AMI.


The amended motion was accepted by Commissioner Victoria Siplin and seconded by Eugene Jones. The motion carried unanimously.


Next Meeting

The next scheduled meeting of the Community Redevelopment Agency Advisory Board is Wednesday, March 27, 2019 at 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, Chair Wendy Connor adjourned the meeting at 3:42 p.m.



Thomas C. Chatmon, Jr.
Executive Director

Ashley Edwards
Board Secretary