

A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, October 18, 2023 at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Chair Monica McCown called the meeting to order at 3:23 p.m. noting a quorum was present.

MEMBERS PRESENT: Monica McCown, Chair
Eugene Jones, Vice Chair
Rachel Moalli
Steve Garrity
Doug Taylor

MEMBERS ABSENT: Commissioner Emily Bonilla
Kimberly Stewart

STAFF PRESENT: David Barilla, Executive Director
Mercedes Blanca, Assistant Director
Stacey Adams, Assistant City Attorney
Felix Roman, Board Secretary
Kelly Allen, Marketing and Communications Manager
Kelley Castellanos, Marketing and Communications Coordinator
Michael Whiteman, Economic Development Coordinator III
Christina Hyson, Project Manager
Mary-Stewart Droege, Project Manager
Gerhard van der Snel, Downtown Facilities Supervisor
Christel Brooks, Fiscal Coordinator
Tiffany Stephens, Fiscal Division Manager
Samantha Levine, Housing and Homelessness Initiatives Manager
Sherry Gutch, Director of Placemaking
Laurie Botts, Real Estate Division Manager

Approval of Minutes

- a. A motion was made by Doug Taylor and seconded by Steve Garrity to approve the January 24, 2024 CRA Advisory Board meeting minutes. The motion carried unanimously.

Public Comment:

- Lynn Long, expressed her support of the property purchase and sale agreements for 30 S. Orange Ave, 1 N. Orange Ave, and of 205-215 E. Central Blvd. The Board thanked Lynn Long for her comments.

New Business:

- a. **Amendment Three to Amended and Restated Open Space Agreement – Martin Hudson, Urban Project Manager**

City Council approved the selection of AECOM Technical Services, Inc. in June 2021 to assist in the visioning and design of the Under-i Urban Project. This public placemaking effort has the potential to unite the downtown area and its adjacent sports, arts, and entertainment districts through the development of a unique immersive, and multimodal public space that is anticipated to catalyze economic opportunities and become an iconic destination in the Orlando region. The project scope has recently been modified to include a focus on multimodal needs within the Under-i area that will be enhanced with placemaking elements.

These elements will transform the space into a unique outdoor immersive destination, while still providing for needed transportation infrastructure.

While the permanent concept for this site is still in design, the City of Orlando and CRA are desirous of utilizing a portion of the 10-acre Under-i site to create approximately 150 rideshare and short-term public parking spaces to provide additional parking for the surrounding businesses. The interim use of this site will allow staff to better understand the potential benefits and challenges that come with the ride share zone in anticipation of the future multi-modal portion of the permanent project design.

In December of 2023, a bid was released to select a construction company that would build the temporary design. There were three companies that responded to that solicitation, and ultimately, Mercon Construction Company (Mercon) was selected to complete the work, which is anticipated to take under three months. The City will act as the lead in managing the contract with Mercon for this joint City and CRA project. CRA staff is proposing amending its Open Space Agreement with the City with the CRA to provide up to a not to exceed amount of eight hundred fifty thousand dollars (\$850,000.00) to be used towards the construction costs of such improvements.

Staff requested that the CRA Advisory Board recommend to the CRA approval of Amendment Three to the Amended and Restated Open Space Agreement, subject to review and approval by the City's Attorney's Office and authorization for the Chairman and Executive Director to execute such Amendment.

A motion was made by Steve Garrity and seconded by Eugene Jones to recommend approval of Amendment Three to the Amended and Restated Open Space Agreement, subject to review and approval by the City's Attorney's Office and authorization for the Chairman and Executive Director to execute such Amendment. The motion carried unanimously.

b. CRA Budget Amendment One and Budget Resolution One – Tiffany Stephens, Division Fiscal Manager

Due to higher-than-expected revenues and lower than anticipated expenses in Fiscal Year 2023-2024, the Community Redevelopment Agency (for the Downtown Redevelopment Area) had \$4,500,000 remaining in the trust fund at year end. Pursuant to section 163.387 (7)(d), these funds may be allocated to specific projects contemplated by the DTOutlook. The following projects have been identified as priority projects for such additional revenues.

Business Retention - \$1,000,000

DTO Implementation - \$1,000,000

Venues & Open Spaces - \$1,000,000

Real Estate - \$1,250,000

Transportation - \$250,000

Staff requested the approval of the CRA Budget Amendment One and Budget Resolution One, amending the 2023-2024 Community Redevelopment Agency budget as stated in the resolution.

A motion was made by Doug Taylor and seconded by Rachel Moalli to recommend approval of the CRA Budget Amendment One and Budget Resolution One, amending the 2023-2024

Community Redevelopment Agency budget as stated in the resolution. The motion carried unanimously.

c. DTO Retail Program Funding Agreement between the Community Redevelopment Agency (CRA) and Sunday Friend, LLC d/b/a It Grl Fit – Michael Whiteman, Economic Development Coordinator

In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into two programs, the DTO Retail Program and the DTO Restaurant Program. The DTO Retail Program allows qualifying businesses to be eligible for up to \$150,000 for tenant improvements and \$50,000 for rent expenses for a potential maximum funding amount of \$200,000. Exact funding levels are dependent on program criteria such as location, square footage, and retail classification.

Sunday Friend, LLC, doing business as It Grl Fit, a fitness studio, has signed a three (3) year lease for the space located at 361 N. Rosalind Ave., Suite 9, Orlando, Florida 32801. This 1,170 sq. ft. retail space will offer workout classes, focusing on the Lagree Method and meditation sessions. This entrepreneur brings over four (4) years of retail ownership and operations experience in a similar type of retail business to this new venture.

Sunday Friend, LLC has applied for funding in the amount of \$100,000 which includes \$75,000 for tenant improvements, along with \$25,000 in rent assistance. Funding received would be used for build-out expenses including electrical, mechanical systems, framing and woodwork improvements. The overall build out of the space is anticipated to cost approximately \$260,000 and with \$75,000 from the CRA under this Funding Agreement.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the DTO Retail Program Funding Agreement between the Community Redevelopment Agency and Sunday Friend, LLC, subject to review and approval of the City Attorney's Office, and authorization for the Chair and Executive Director of the CRA to execute such Funding Agreement.

A motion was made by Eugene Jones and seconded by Doug Taylor to recommend approval of the DTO Retail Program Funding Agreement between the Community Redevelopment Agency and Sunday Friend, LLC, subject to review and approval of the City Attorney's Office, and authorization for the Chair and Executive Director of the CRA to execute such Funding Agreement. The motion carried unanimously.

d. MEBA Funding Agreement, Continuing Guaranty, and Security Agreement between the CRA and Parramore Styling, LLC – Michael Whiteman, Economic Development Coordinator

The Minority/Women Business Assistance (MEBA) Program was approved by the CRA on August 28, 2006 and assists with small business retention and creation in the MEBA target area within the Downtown Orlando Community Redevelopment Area. The MEBA Program provides financial assistance of up to \$40,000.00 to qualified new and existing retail and service businesses for retention/relocation expenses, purchase of capital equipment, marketing services, and business start-up expenses.

Parramore Styling LLC, doing business as Parramore Stylin', was formed in 2016 and the business is located at 430 S. Parramore Avenue, Suite A. Parramore Stylin' offers a variety an array of services, including traditional cuts, modern trends, fades, beard grooming, and hot towel shaves to the area's workforce and residents. The owners, Virgal Braxton and Jerone Hill, bring over 12 years within the cosmetology industry and are seeking to expand their existing business. The applicant has requested MEBA grant funding for rental assistance, painting, capital equipment and marketing, totaling \$28,239.22 and the MEBA

Advisory Board recommended approval of the funding in the at its meeting on January 16th, 2024.

Staff requested that the CRA Advisory Board recommend approval of the MEBA Funding Agreement, Continuing Guaranty, and Security Agreement between the CRA and Parramore Styling LLC and authorization for the Chairman and Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office.

A motion was made by Doug Taylor and seconded by Eugne Jones to recommend approval of the MEBA Funding Agreement, Continuing Guaranty, and Security Agreement between the CRA and Parramore Styling LLC and authorization for the Chairman and Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office. The motion carried unanimously.

e. Property Purchase and Sale Agreements: 30 S. Orange Ave., 1 N. Orange Ave., and 205-215 E. Central Blvd – David Barilla, Executive Director

A. 30 S. Orange Ave.- Purchase and Sale Agreement

The property at 30 S. Orange Avenue is located in the downtown core, at the intersection of S. Orange Avenue and W. Pine Street (South Orange Property). Long vacant and underutilized, the 0.10 site, addressed as 30 S. Orange Ave. was formerly the location of the O'Connell Building, built in 1886, before it burned down in 2005. The South Orange Property is currently being leased by the CRA for open space use. It is intended that following acquisition of the South Orange Property from 30 S. Orange, LLC. by the CRA, the Property will be further improved by the CRA into public park/open space use.

Section 163.370, Florida Statutes, authorizes CRAs to acquire real property within the Area, together with any improvements thereon, and authorizes CRAs to hold, improve, clear, or prepare for redevelopment any such property. The 2015 Downtown Orlando Community Redevelopment Area Plan (DTOutlook), provided a comprehensive approach to revitalization, including expanding and connecting a broad range of public open spaces. Chapter 4, Section B, of the DTOutlook is dedicated to parks and open space and identified a strategy for the CRA to "create additional open space throughout the CRA, such as pocket parks or neighborhood parks, to serve the needs of a growing population". The parks and open space section of the Plan also notes a goal of activating vacant and underutilized areas, specifically noting the Property at 30 S. Orange Avenue as a targeted opportunity.

The purchase price of the South Orange Property is \$1,362,294, as detailed in the Purchase and Sale agreement between property owner 30 S. Orange, LLC. and the Community Redevelopment Agency. The closing of this purchase will occur simultaneously with the closings on the property acquisitions of 205 and 215 E. Central Blvd., Orlando, Florida owned by City Centre Properties, LLC and 1 North Orlando, Florida owned by One North Orange, LLC.

B. 1 N. Orange Ave.- Purchase and Sale Agreement with One North Orange, LLC

The property at 1 N. Orange Avenue (North Orange Property), is situated at the north-west intersection of N. Orange Ave. and W. Central Blvd., an historic location located in the core of downtown. One of Orlando's original skyscrapers, the 10-story structure has a terracotta on granite foundation and is constructed of bricks, trimmed with polished limestone. The 0.14 acre subject property site is zoned AC-3A with Traditional City (/T) and Historic Preservation (/HP) overlays, and was initially developed in 1924. This building has been largely vacant for nearly 15 years. The attached purchase and sale agreement contemplates the CRA's purchase of the property from One North Orange, LLC, with the intent to reposition

the Property for future redevelopment and re-use. At time of redevelopment, the site will be required to go through various planning reviews.

Section 163.370, Florida Statutes, authorizes CRAs to acquire real property within the Area, together with any improvements thereon, and authorizes CRAs to hold, improve, clear, or prepare for redevelopment any such property. Additionally, Chapter 3 of the 2015 Downtown Orlando Community Redevelopment Area Plan (DTOutlook) notes the existence of dead zones and inactive uses within the central business district as a challenge. Chapter 4 of the Redevelopment Plan also contains has two goals pertinent to the redevelopment of this property; the conservation of Downtown Historic buildings, places and neighborhoods and the encouragement of mixed-use and mixed-income development projects, perhaps through incentives.

The purchase price of the North Orange Property is \$9,597,258.00, as detailed in the Purchase and Sale Agreement between the property owner of One North Orange, LLC and the Community Redevelopment Agency (CRA). The closing of this purchase will occur simultaneously with the closings on the property acquisitions of 205 and 215 E. Central Blvd., Orlando, Florida owned by City Centre Properties, LLC, and 30 S. Orange Avenue, Orlando, Florida owned by 30 S. Orange, LLC.

C. 205 and 215 E. Central Blvd.- Purchase and Sale Agreement

The two properties at 205 and 215 E. Central Boulevard (Properties) are owned by City Center Properties and located in the downtown core. The developed subject sites abut to the north and east the +/-44.5 acre Lake Eola Park facility. The 0.15 acre property at 205 E. Central Blvd. is developed with a 6 story commercial building. Due east is 215 E. Central Blvd., a 0.28 acre irregular shaped property with a 2-story building, constructed in 1930 as a house; it was later converted to non-residential uses. Due to their strategic location, both sites have been identified as a rare opportunity to anchor a comprehensive expansion of Lake Eola Park, and place them fully under civic control. It is therefore intended that following acquisition of these Properties by the CRA, they will be redeveloped by the CRA and incorporated into Lake Eola Park.

Section 163.370, Florida Statutes, authorizes CRAs to acquire real property within the Area, together with any improvements thereon, and authorizes CRAs to hold, improve, clear, or prepare for redevelopment any such property. The 2015 Downtown Orlando Community Redevelopment Area Plan (DTOutlook), provided a comprehensive approach to revitalization, including expanding and connecting a broad range of public open spaces. Chapter 4, Section B, of the DTOutlook is dedicated to parks and open space and identified a strategy for the CRA to “create additional open space throughout the CRA, such as pocket parks or neighborhood parks, to serve the needs of a growing population”. Additionally, Section 4B of the DTOutlook specifically calls out the importance of the redesign of Lake Eola Park to the overall success of the redevelopment of the CRA, including the amphitheater, green spaces, plazas, play areas, facilities and gateways to provide stronger connections to adjacent downtown areas. It also notes an opportunity for the CRA to create signature gateways, specifically identifying the interface of Lake Eola with the central business district as currently lacking, and an opportunity for a gateway treatment linking Lake Eola Park to the core of Downtown.

The purchase price for the Properties is \$8,390,648.00 as detailed in the Purchase and Sale agreement between property owner City Center Properties, LLC and the Community Redevelopment Agency. The closing of this purchase will occur simultaneously with the closings on the property acquisitions of One North Orange Avenue, Orlando, Florida owned by One North Orange, LLC and 30 S. Orange Avenue, Orlando, Florida owned by 30 S. Orange, LLC.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the Purchase and Sale Agreements with 30 S. Orange, LLC, One North Orange, LLC. and City

Center Properties, subject to review and approval of the City Attorney's Office, authorization for the Chairman to execute the Agreements, and authorization for the Executive Director to execute all other closing documents for the transactions.

A motion was made by Doug Taylor and seconded by Rachel Moalli to recommend approval of the CRA approval of the Purchase and Sale Agreements with 30 S. Orange, LLC, One North Orange, LLC. and City Center Properties, subject to review and approval of the City Attorney's Office, authorization for the Chairman to execute the Agreements, and authorization for the Executive Director to execute all other closing documents for the transactions. The motion carried unanimously.

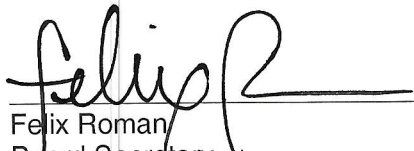
Next Meeting

The next scheduled meeting of the Community Redevelopment Agency Advisory Board is Wednesday, March 27, 2024 at 3:00 p.m. in Veterans Conference Room.

Adjournment

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chair Monica McCown adjourned the meeting at 4:12 p.m.



David Barilla
Executive Director

Felix Roman
Board Secretary