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## **MEETING NOTICE**

**WELCOME! We are very glad you have joined us for today's meeting. If you are not on the agenda and would like to speak at the meeting and address the Board, please fill out an appearance form and hand it to the Board Secretary. When you are recognized, state your full name, address, and speak directly into the microphone. The Board is pleased to hear relevant comments; however a 5-minute limit is set by City Code. Large groups are asked to name a spokesperson. Robert's Rules of Order governs the conduct of the meeting.**

A meeting of the Community Redevelopment Agency Advisory Board will be held Wednesday, February 12, 2020 at 3:00 p.m., City Hall, Second Floor, Veterans Conference Room, 400 South Orange Avenue, Orlando, Florida.

## **AGENDA**

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes - Approval of January 22, 2020
4. Downtown Active Transportation Projects – Ian Sikona, Planner
5. Public Comment
6. New Business
  - a. Baptist Terrace Affordable Housing Incentive Agreement – David Barilla, Assistant Director
  - b. Downtown Garage Signage – Mercedes Blanca, Project Manager
  - c. Amelia Court Phase II – Thomas C. Chatmon, Jr., Executive Director
7. Date of Next Meeting – March 25, 2020 at 3:00 PM, in Veterans Conference Room, Second Floor.
8. Adjournment

Persons wishing to appeal any decision made with respect to any matter considered at the Community Redevelopment Agency Advisory Board meeting, will need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made to include the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251

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Downtown Development Board/Community Redevelopment Agency  
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Phone: (407) 246-2558 Fax: (407) 246-3359 www: downtownorlando.com



## **MEMORANDUM**

**TO:** Bill Lambert, Chair  
Jamie Barati, Vice Chair  
Wendy Connor  
Monica McCown  
Eugene Jones  
Doug Taylor  
Commissioner Victoria Siplin

**FROM:** Thomas C. Chatmon Jr., Executive Director of the Downtown Development Board/Community Redevelopment Agency

**DATE:** February 12, 2020

**SUBJECT:** Agenda items to be considered at the Community Redevelopment Agency Advisory Board Meeting for Wednesday, February 12, 2020.

### **Approval of Minutes:**

Staff will be available to answer any questions prior to Board consideration of approving the minutes of the January 22, 2020 Community Redevelopment Agency Advisory Board Meeting.

**Downtown Active Transportation Projects:** Ian Sikonia, Planner

### **Public Comment:**

### **New Business:**

- a. **Baptist Terrace Affordable Housing Incentive Agreement – David Barilla, Assistant Director** - Baptist Terrace is a housing community located at 414 E. Pine Street consisting of 197 affordable rental apartments for occupants age 62 and over. It was built in 1969 and financed using a HUD 202 Loan which established affordability and age restrictions which remain in place into 2021. Upon maturity of the current financing, the property will no longer be subject to restriction on rental rates or on tenant incomes. However, Orlando Neighborhood Improvement Corporation, Inc. (ONIC) is under contract with the Baptist Terrace property owner, First Baptist Housing, Inc., to purchase the property, and both entities are committed to maintaining affordable and stable housing for the current and future senior residents of the property. ONIC intends to renovate all 197 units and obtain permanent financing, low income housing tax credits from the state, as well as HUD project based vouchers to ensure long term affordability and minimal displacement of residents. As part of these arrangements, affordability restrictions will be extended for a term of at least 20 years. ONIC's overall investment in the acquisition and renovation exceeds 38 million dollars.

The goals established in the DTOutlook, the CRA's Downtown Orlando Community Redevelopment Area Plan, include improving the variety of housing options, providing affordable housing, and ensuring long term affordability. The proposed Agreement provides \$1,000,000 in CRA funding to be provided at closing to be used by ONIC in renovating the 197 apartments in the existing facility and maintaining them as affordable housing for seniors for a period of at least 20 years.

Staff recommends that the Advisory Board recommend to the CRA that it approve the Agreement with Orlando Neighborhood Improvement Corporation, Inc., subject to review and approval by the City Attorney's Office, and authorize the Chairman and Executive Director to execute the Agreement.

- b. **Downtown Garage Signage – Mercedes Blanca, Project Manager** - In an effort to achieve its DTOutlook goal of making downtown travel and parking intuitive and easy, CRA staff has partnered with the City of Orlando's Parking Division to move forward in obtaining lit signs on downtown parking garages to make it easier for motorists and others to locate them. The need for this improved wayfinding is highlighted in both the DTOutlook and the RHI Sociable City Plan. In addition, these signs will complement other wayfinding projects in the downtown area and will meet the new signage branding standards that are being developed by the City's Communication Department which will create more uniformity across city signage. The parking garages that staff proposes adding the signage to include the Jefferson St. Garage (62 W. Jefferson St.), Amelia St. Garage (355 Alexander Place), Library Garage (112 E. Central Blvd.), 55W Garage (60 W. Pine St.), and Central Blvd. Garage (55 W. Central Blvd.). The Administration Garage previously had signs added to it to test their visibility.

GOAA, through a competitive solicitation process, selected AC Signs, LLC as its continuing signage construction services contractor. The CRA and City have previously used the GOAA contract for the purchase of wayfinding signs in downtown Orlando and Loch Haven Park, respectively. CRA staff is requesting to utilize the GOAA Continuing Signage Construction Services Agreement dated May 15, 2019 with AC Signs, LLC of Orlando, Florida for the purchase and installation of vehicular wayfinding signs in the estimated amount of \$104,325.00. This cost will be split evenly between the CRA and the Parking Division.

The City does not utilize other agencies' contracts when there are opportunities for City-certified M/WBE firms to participate. The M/WBE office has reviewed the GOAA agreement for special sign fabrication and installation with AC Signs, LLC and has determined that there were no City-certified M/WBE firms that are able to provide the subject goods or services.

Staff is requesting that the CRA Advisory Board recommended to the CRA that it authorize the Chief Procurement Officer to enter into a contract with AC Signs, LLC, based upon the attached documents, for the purchase and installation of garage signage in the estimated amount of \$104,325.00, subject to review and approval by the City Attorney's Office.

- c. **Amelia Court Phase II – Thomas C. Chatmon, Jr., Executive Director** - Amelia Court Phase II is a multi-family residential complex containing 105 units of affordable housing within Creative Village. Amelia Court at Creative Village-Phase II Partners, Ltd., (Amelia Court) under RFA#2018-112, applied to, and was awarded, low income housing tax credits from the Florida Housing Finance Corporation. Through the City's established process for granting local government preferences, Amelia Court received the award of the City's local government preference for RFA#2018-112.

The goals established in the DTOutlook, the CRA's Downtown Orlando Community Redevelopment Area Plan, include improving the variety of housing options, providing affordable housing, and ensuring long term affordability. The proposed Agreement provides \$625,750 in CRA funding, the amount of the local government preference, to be provided to Amelia Court following completion of construction of the Project in exchange for Amelia Court operating and maintaining the Project as affordable in accordance with the terms of the Agreement.

Staff recommends that the Advisory Board recommend to the CRA that it approve the Agreement with Amelia Court at Creative Village-Phase II Partners, Ltd., subject to review and approval by the City Attorney's Office, and authorize the Chairman and Executive Director to execute the Agreement.

**Date of Next Meeting:** The next CRA Advisory Board meeting will be held March 25, 2020 at 3:00 pm in the Veterans Conference Room, Second Floor.

**Adjournment**