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A meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, February 22, 2023 at City Hall, 400 South Orange Avenue, Second Floor, Veterans Conference Room, Orlando, Florida. Chair Jamie Barati called the meeting to order at 3:15 p.m. noting a quorum was present.

MEMBERS PRESENT:        Jamie Barati, Chair  
                                  Monica McCown, Vice Chair  
                                  Eugene Jones  
                                  Rachel Moalli  
                                  Doug Taylor  
                                  Commissioner Emily Bonilla

MEMBER ABSENT:         Kimberly Stewart

STAFF PRESENT:         Sherry Gutch, Director of Placemaking  
                                  David Barilla, Acting Executive Director  
                                  Thomas C. Chatmon Jr., Acting Director of Urban Development  
                                  Christel Brooks, Fiscal Coordinator  
                                  Stacey Adams, Assistant City Attorney  
                                  Felix Roman, Board Secretary  
                                  Liz Nigro, Senior Administrative Assistant  
                                  Kelly Allen, Marketing and Communications Manager  
                                  Chelsey Parrish, Special Event Coordinator  
                                  Kate Harris, Interactive Media Coordinator  
                                  Michael Whiteman, Economic Development Coordinator III  
                                  Carlos Zamora, Economic Development Coordinator  
                                  Mary-Stewart Droege, Project Manager  
                                  Rose Garlick, Discover Downtown Manager  
                                  Gerhard van der Snel, Downtown Facilities Supervisor  
                                  Tiffany Stephens, Division Fiscal Manager  
                                  Justin Eason, Nighttime Economy Manager  
                                  Maxwell Spann, Project Manager

**Approval of Minutes**

- a. A motion was made by Monica McCown and seconded by Doug Taylor to approve the January 25, 2023 CRA Advisory Board meeting minutes. The motion carried unanimously.

**Public Comment:** None

**New Business:**

a. **District Gastro Bar License Agreement, David Barilla, Acting Executive Director**

District GastroBar is a full-service restaurant at 532 West Church Street being operated by District Gastrobar Hospitality Group, LLC. The CRA owns the adjacent parcel at 504 West Church Street. District GastroBar would like to use a portion of the CRA's property to construct and operate an outdoor dining area for the restaurant. The proposed license agreement allows for such use and requires District GastroBar to pay a monthly license fee and maintain the area. The license may be terminated by the CRA at any time upon 30 days' notice.

Staff requested that the CRA Advisory Board recommend to the CRA that it approve the License Agreement, subject to review and approval of the City Attorney's Office and authorize execution of the Agreement by the Chair and Executive Director.

A motion was made by Monica McCown and seconded by Doug Taylor to approve the License Agreement, subject to review and approval of the City Attorney's Office and authorize execution of the Agreement by the Chair and Executive Director. The motion carried unanimously.

b. **Amendment One to the Amended and Restated Open Space Agreement, David Barilla, Acting Executive Director**

In 2019, the City of Orlando and the Community Redevelopment Agency (CRA) entered into an Open Space Agreement related to open spaces and plazas in the Downtown Community Redevelopment Area. Consistent with Part III, Chapter 163, Florida Statutes

and the CRA's Downtown Orlando Redevelopment Plan goals, the agreement addresses the importance of the creation and enhancement of open space, allowing the

CRA to engage in the installation, construction and reconstruction of parks, including planning and design. Earlier this year, the CRA approved an Amended and Restated version of the Open Space Agreement.

This current amendment, Amendment One to the Amended and Restated Open Space Agreement is for the design work related to Phase 1 of the Lake Eola Master Plan. Amendment One will allow the CRA to fund Phase 1 design work to replace two antiquated restroom buildings and to improve the area(s) in their vicinity. Total funding is not to exceed an amount of \$400,000.

Staff requested that the CRA Advisory Board recommend to the CRA approval of Amendment One 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 Monica McCown and seconded by Doug Taylor to approve Amendment One 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.

c. **Retail Stimulus Program: Eola Nails Skin Care Bar, 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 2020, the Program was amended to allow qualifying businesses to be eligible for up to \$75,000 or 50% of the total cost of tenant improvements related costs, whichever is less, as well as to allow a one-time award of up to \$25,000 to cover rent expenses. The maximum funding amount per eligible business is \$100,000.

Eola Nails Skin Care Bar has applied for funding under the Program to make eligible improvements to the retail space located at 520 E. Church Street, Suite #107, Orlando, FL 32801. Funding received would be used for plumbing, mechanical, electrical, HVAC, lighting, flooring and life safety improvements. The total cost associated with eligible improvements is \$450,000 based on the estimates provided. Under the Program, the applicant is eligible for \$75,000 for tenant improvements and \$25,000 in rent assistance, bringing the total funding amount that Eola Nail Bar is eligible for to \$100,000.

Staff requested that the CRA Advisory Board recommend to the CRA approval the CRA Retail Stimulus Program Funding Agreement between the Community Redevelopment Agency and Eola Nails Skin Care Bar for the business located at 520 E. Church Street, Suite #107, Orlando, FL 32801, subject to review and approval of the City Attorney's Office, and authorization for the Chair of the CRA and Executive Director to execute such Funding Agreement.

A motion was made by Doug Taylor and seconded by Monica McCown to approve the CRA Retail Stimulus Program Funding Agreement between the Community Redevelopment Agency and Eola Nails Skin Care Bar for the business located at 520 E. Church Street, Suite #107, Orlando, FL 32801, subject to review and approval of the City Attorney's Office, and authorization for the Chair of the CRA and Executive Director to execute such Funding Agreement. The motion carried unanimously.

**Next Meeting**

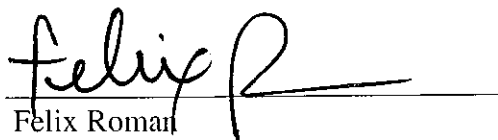
The next scheduled meeting of the Community Redevelopment Agency Advisory Board is Wednesday, March 22, 2023 at 3:00 p.m. in Veterans Conference Room.

**Adjournment**

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chair Jamie Barati adjourned the meeting at 3:32 p.m.



David Barilla  
Acting Executive Director



Felix Roman  
Board Secretary