



The regularly scheduled meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, December 1, 2021 at City Hall, 400 South Orange Avenue, Orlando, Florida, 32801. Chair Jamie Barati called the meeting to order at 3:08 p.m. noting a quorum was present.

MEMBERS PRESENT:     Jamie Barati, Chair  
                              Monica McCown, Vice Chair  
                              Eugene Jones  
                              Doug Taylor  
                              Commissioner Victoria Siplin

STAFF PRESENT:         David Barilla, Assistant Director  
                              Walter Hawkins, Director of Urban Development  
                              Christel Brooks, Fiscal Coordinator  
                              Liz Nigro, Senior Administrative Assistant  
                              Felix Roman, Board Secretary  
                              Stacey Adams, Assistant City Attorney  
                              Kelly Allen, Marketing and Communications Manager  
                              Nicole Sisson, Interactive Media Coordinator  
                              Chelsey Parrish, Event Coordinator  
                              Victoria Thuy Nguyen, Fiscal Manager  
                              Michael Whiteman, Economic Development Coordinator III  
                              Rose Vignetti-Garlick, Downtown Information Center Manager  
                              Mercedes Blanca, Project Manager  
                              Mary-Stewart Droege, Project Manager  
                              Justin Eason, Nighttime Economy Manager  
                              Rondale Silcott, Downtown Facilities Supervisor  
                              Mark Rendini, Downtown Ambassador Program Operations Manager  
                              Amanda Finnell, Downtown Ambassador Program Outreach Manager

**Approval of Minutes**

- a. A motion was made by Monica McCown and seconded by Victoria Siplin to approve the October 27, 2021 CRA Advisory Board meeting minutes. The motion carried unanimously.

**Public Comment:** None.

**New Business:**

a. **Memorandum of Understanding between Orange County, the CRA, and the City of Orlando Regarding a Cultural Arts Master Plan – Mary-Stewart Droege, Project Manager**

Arts and Culture are important and fundamental components of a thriving urban environment. They provide economic impact, contribute to the local market by generating jobs and spending, bringing visitors, and make urban places attractive to businesses and their employees. They also contribute to quality of life, building local identity, connecting people, preserving history, and providing memorable experiences. Moreover, they foster individual development, spur creativity and imagination, expand perspective and generally improve communities. As Downtown Orlando continues to evolve, developing its identity and character, it should also strive to have arts and cultural offerings for everyone.

In 2019/2020, Terry Olson, Director of Orange County Arts and Cultural Affairs approached City and CRA staff to discuss potential collaboration and cost-sharing of a joint City-County Cultural Arts Plan (Cultural Arts Plan). The need for a such a cultural arts plan is clearly identified in *Chapter 4-D. Art and Culture* of the 2015 Downtown Orlando Community Redevelopment Area Plan, the DTOutlook, stating that the CRA should support creation of a downtown arts and cultural master plan to ensure that future arts efforts are coordinated and provide for a balanced array of artistic offerings.

The attached Memorandum of Understanding (MOU) between Orange County, the City of Orlando, and the CRA, identifies the parties' desire to create a County/City-wide Cultural Arts Plan to, amongst other things, establish a process for sustainable development and growth of the arts, conduct a comprehensive arts inventory and analysis, determine suitable sites for art and art venues, determine ways to enhance diverse and inclusive participation and representation, create a local and regional framework for arts funding, and develop a process for building strategic partnerships. The parties also agree that the Cultural Arts Plan will have a focus on the downtown CRA and include a stand-alone downtown component, with a downtown specific arts inventory and downtown specific recommendations.

It is anticipated that the cost of the plan will be \$250,000. As detailed in the MOU, the City of Orlando will contribute \$25,000 and the CRA will contribute \$100,000. Orange County will fund \$125,000 and assume any costs in excess of the jointly funded \$250,000. The City and CRA will also be able provide RFP development input, and if not accepted, the City and CRA can withdraw from the MOU without penalty. The CRA's Executive Director will also appoint two (2) persons to serve as RFP procurement committee members and the City and CRA shall also have the opportunity to provide input into the negotiation of the contract with the selected consultant.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the Memorandum of Understanding between Orange County, Florida, the City of Orlando, Florida, and the Community Redevelopment Agency of the City of Orlando regarding a Cultural Arts

Master Plan, subject to review and approval of the City Attorney's Office, and authorization for the Chair and Executive Director to execute the MOU.

A motion was made by Monica McCown and seconded by David Swanson to recommend the CRA approval of the Memorandum of Understanding between Orange County, the CRA, and the City of Orlando Regarding a Cultural Arts Master Plan subject to review and approval by the City Attorney's Office and authorization Chairman and Executive Director to execute such Agreement. The motion carried unanimously.

**b. Amendment Two to Agreement with Mydatt Services, Inc. d/b/a Block by Block – Walter Hawkins, Director of Urban Development**

In July of 2018, the CRA contracted with Block by Block to provide a hospitality and safety focused Downtown Orlando ambassador program through June of 2020. Through an amendment to the agreement approved last year, additional safety ambassador hours and new outreach workers to circulate throughout the downtown CRA Area were added to the scope of work and the term extended through January of 2022. This second amendment extends the agreement for an additional 6 months, through July of 2022 (with a possible additional up to 3 month extension) to allow for completion of a competitive procurement without a gap in services.

Staff requested that the CRA Advisory Board recommend to the CRA approval of the Amendment Two to Agreement with Mydatt Services, Inc. d/b/a Block by Block, subject to review and approval by the City Attorney's Office and authorize the City's Chief Procurement Officer to enter into and execute such Amendment and any extensions thereto.

A motion was made by Victoria Siplin and seconded by Monica McCown to recommend the CRA approval of Amendment Two to Agreement with Mydatt Services, Inc. d/b/a Block by Block subject to review and approval by the City Attorney's Office and authorization Chairman and Executive Director to execute such Agreement. The motion carried unanimously.

**c. Contract between the City, CRA, and Perkins & Will Architects, Inc. related to Master Planning Services – David Barilla, Assistant Director**

The Community Redevelopment Agency (CRA) is authorized to conduct studies and have plans created to carry out the CRA's redevelopment purposes and its Redevelopment Plan (DTOutlook). An RFQu was issued for master planning services in order to assist the CRA with the implementation of various goals of the DTOutlook, including assessing opportunities for transforming the one-way streets in Downtown Orlando into two-way streets in a manner that places emphasis on improved pedestrian accessibility and balanced use of all modes and studying opportunities for major corridors throughout Downtown to become more livable roadways that better accommodate the needs of all modes.

In early 2021, Perkins & Will Architects, Inc. was selected as the top ranked firm to complete the Downtown Master Plan which will focus on the downtown core with a concentration on the three systems that address how downtown functions at the street level (mobility, uses,

spaces). The general study area boundaries will be Colonial Drive (SR 50) to the north, Gore Street to the south, Delaney Avenue, Rosalind Avenue and Magnolia Avenue to the east and Hughey Avenue to the west.

The proposed implementation plan will establish strategies for improving multi-modal transportation options, including an analysis of going from one-to-two ways along Orange and Magnolia Avenues as well as the expansion and improvement of the public spaces, and the development of festival streets and gateways, along with economic vitality approaches through the strategic implementation of commercial and public benefit uses. Also, as part of this process Lymmo and its operations will be analyzed.

The initiative is anticipated to commence in late 2021 and conclude in December of 2022. The contract amount is \$1,292,188.00.

Staff requested that the CRA Advisory Board recommends to the CRA approval and authorization of the Chief Procurement Officer to execute a contract with Perkins & Will Architects, Inc. and the City of Orlando. The final negotiated agreement will be subject to review and approval by the City Attorney's Office.

A motion was made by Doug Taylor and seconded by Monica McCown to recommend the CRA approval of Contract between the City, CRA, and Perkins & Will Architects, Inc. related to Master Planning Services subject to review and approval by the City Attorney's Office and authorization Chairman and Executive Director to execute such Agreement. The motion carried unanimously.

**d. Lease Termination Agreement-One North Rosalind Avenue – David Barilla, Assistant Director**

In June of 2020, the CRA entered into an agreement with the Trust for Public Land, Inc., (TPL) and the Orlando Land Trust (OLT) related to the purchase of the property located at the Northeast corner of Central Boulevard and Rosalind Avenue. The Property was conveyed from the Murrell Legacy, LLC (Murrell) to TPL and from TPL to the CRA for long term use as public park and open space, subject to an existing lease with 7-Eleven, Inc. (Lease). As part of the purchase transaction, a Lease Cancellation Agreement was entered into by Murrell, TPL and 7-Eleven, Inc., whereby the parties agreed to a date of cancellation of June 30, 2023 and a termination fee of \$250,000 as set forth in the Lease (Lease Cancellation Agreement). As 7-Eleven, Inc. has ceased its operations at this location, it has requested that the Lease be cancelled December 31, 2021 for a reduced fee of \$175,000. This Lease Termination Agreement sets forth the new date and fee and nullifies the prior Lease Cancellation Agreement. This earlier cancellation will enable the CRA to convert the land to its intended use as public park and open space in a shorter timeframe, thereby benefitting the public.

Staff requested that the Advisory Board recommends to the CRA that it approve the Lease Termination Agreement, subject to the review and approval of the City Attorney's Office, authorize the Chair and Executive Director to execute the Agreement, and authorize the payment of the \$175,000 reduced Termination Fee to 7-Eleven, Inc., in accordance with such Agreement.

A motion was made by Eugene Jones and seconded by Victoria Siplin to recommend the CRA approval of Lease Termination Agreement-One North Rosalind Avenue subject to review and approval by the City Attorney's Office and authorization Chairman and Executive Director to execute such Agreement. The motion carried unanimously.

**e. Budget Amendment One Fiscal Year 2020-2021 – Victoria Nguyen, Fiscal Manager**

The CRA is seeking approval to recognize additional revenue in the FY 2020-2021 budget and allocate funding towards specific projects and line items as set forth in the resolution. Staff requests that the CRA Advisory Board recommend to the CRA approval of the Community Redevelopment Budget Amendment One and Budget Resolution One, amending the 2020-2021 Community Redevelopment Agency budget as stated in the resolution

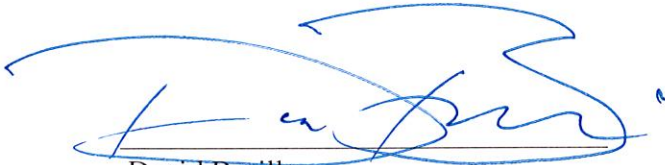
A motion was made by Monica McCown and seconded by Doug Taylor to recommend the CRA approval of Budget Amendment One Fiscal Year 2020-2021 subject to review and approval by the City Attorney's Office and authorization Chairman and Executive Director to execute such resolution. The motion carried unanimously.

**Next Meeting**

The next scheduled meeting of the Community Redevelopment Agency Advisory Board will be held Wednesday January 26, 2022 at 3:00 p.m.

**Adjournment**

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



David Barilla  
Assistant Director



Liz Nigro  
Senior Administrative Assistant