



The regularly scheduled meeting of the Community Redevelopment Agency Advisory Board was held on Wednesday, February 24, 2021 via Zoom Virtual Webinar. Chair Bill Lambert called the meeting to order at 3:43 p.m. noting a quorum was present.

MEMBERS PRESENT: Bill Lambert, Chair
Marissa John
Monica McCown
Eugene Jones
Doug Taylor

MEMBERS ABSENT: Jamie Barati, Vice Chair
Commissioner Victoria Siplin

STAFF PRESENT: Thomas C. Chatmon Jr, Executive Director
David Barilla, Assistant Director
Walter Hawkins, Director of Urban Development
Christel Brooks, Fiscal Coordinator
Victoria Thuy Nguyen, Fiscal Manager
Ashley Edwards, Board Secretary
Stacey Adams, Assistant City Attorney
Kelly Allen, Marketing and Communications Manager
Nicole Sisson, Interactive Media Coordinator
Michael Whiteman, Economic Development Coordinator III
Mary-Stewart Droege, Project Manager
Kelly Roberts, Strategic Development Manager
Doug Metzger, Chief Planner
Charles Ramdatt, Public Works
Kyle Reynolds, Main Street Coordinator

Approval of Minutes

- a. A motion was made by Monica McCown and seconded by Doug Taylor to approve the December 10, 2020 meeting minutes of the CRA Advisory Board meeting. The motion carried unanimously.

Public Comment:

Robert Klein, with Holland & Knight, representing Sonesta International Hotels Corporation; offered to answer any questions the Board may have regarding the High Wage/High Value Funding Agreement with Sonesta International Hotels. The Board thanked Mr. Klein for his attendance.

New Business:

- a. **High Wage / High Value Funding Agreement: Sonesta International Hotels Corporation** – David Barilla, Assistant Director, explained that on April 17, 2006, the CRA approved the High Wage/High Value Job Creation Program for the purpose of locating targeted industries and targeted headquarters with high-value jobs to Downtown Orlando. In 2013, the program was amended to offer four incentives; Job Creation Incentive, Creative Village Pioneer Incentive, Downtown Living Incentive, and Public Transportation Incentive. In 2021, the program was amended to eliminate the Creative Village Pioneer Incentive, to extend the job creation period from three years to five years, to require companies to lease at least 200 square feet of office space per incented employee, and to require grantees to certify annually that incented employees are physically present in the CRA office location for a minimum of 50% of their working hours. Total incentives are payable up to \$4,000.00 per job.

Sonesta International Hotels Corporation is an owner, operator, and franchisor of hotels. Sonesta has hotels within the United States, Canada, Egypt, the Caribbean, and South America. Sonesta has grown from 43 hotels to 195 in the past five years. The organization has plans for substantial growth, including 290 hotels by 2021-Q1 and approximately 1,200 hotels by 2021-Q2.

Sonesta International Hotels Corporation plans to create a Shared Services Center that will provide support to its corporate headquarters, hotels, and franchises in the areas of accounting, human resources, benefits administration, and information technology. Sonesta plans to create 80 new high-value jobs over two years with an average annual wage of \$68,355.00, which is more than 115% of the average annual private-sector wage in Orange County. Additionally, the organization is considering leasing approximately 18,000 square feet of office space in Downtown Orlando. Sonesta International Hotels Corporation's total capital investment is estimated to be \$1.05 million in the build-out and equipment over a five year period.

Staff requested the CRA Advisory Board recommend approval of the High Wage/High Value Program Funding Agreement between the CRA and Sonesta International Hotels Corporation, and authorization for the Chairman of the CRA and the Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office, and approval of expenditures from the Downtown Orlando Community Redevelopment Area Trust Fund in the amount of up to \$220,000.00 in High Wage/High Value Job Creation Program funding for Sonesta International Hotels Corporation.

A motion was made by Doug Taylor and seconded by Eugene Jones to recommend approval of the High Wage/High Value Program Funding Agreement between the CRA and Sonesta International Hotels Corporation, and authorization for the Chairman of the CRA and the Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office, and approval of expenditures from the Downtown Orlando

Community Redevelopment Area Trust Fund in the amount of up to \$220,000.00 in High Wage/High Value Job Creation Program funding for Sonesta International Hotels Corporation. The motion carried unanimously.

- b. **Amendment to City/CRA Open Space Agreement** – Thomas C. Chatmon Jr., Executive Director, explained that through the development of the DTOutlook, the Community Redevelopment Plan for the Downtown Orlando Community Redevelopment Area (Area), the vision for the Bridge District, now known as the Under-I, was borne, as a public open space to better connect the East and West sides of I-4 in Downtown Orlando. The DTOutlook identifies the need for new and enhanced parks and open space as a specific goal of the Plan, to serve the needs of the growing downtown population. In addition, the Plan states a goal of activating vacant and underutilized areas within the Area, particularly noting the Bridge District as one such area.

In the years since the DTOutlook was adopted, City Staff has developed the Under-i from a vision into a full-fledged concept plan, which has received significant community support for its advancement toward construction. In the meantime, the Orlando Utilities Commission (OUC), in partnership with FDOT and SGL Constructors of the Ultimate I-4 project, will be undertaking additional work to provide enhanced utility service connections in the Bridge District area, including water, electric, and sanitary sewer. As part of this work, utility sizing, service laterals, and other such improvements can be added to OUC's scope of work to serve the Under-I project site, without future disruption to roadways and businesses in the immediate area. This enhancement, through a Joint Participation Agreement (JPA) between the City and OUC, is expected to deliver the necessary utility services to the Under-i project while proportionately splitting certain overhead costs, such as General Conditions and Mobilization, thus realizing certain cost efficiencies of this arrangement.

In 2019, the City and CRA entered into an Open Space Agreement related to open spaces and plazas in the Area, and through which the CRA is funding certain Work being performed by the City's contractors on several specified open spaces/plazas owned by the City. This Amendment One to the Open Space Agreement proposes the inclusion of the Under-i project and supporting infrastructure to the existing Open Space Agreement and includes the CRA's funding of up to \$1,000,000 toward the Under-i Infrastructure Improvements within the Agreement.

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

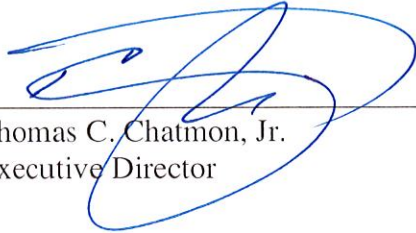
A motion was made by Eugene Jones and seconded by Doug Taylor to recommend to the CRA approval of Amendment One to the Open Space Agreement, subject to review and approval by the City Attorney's Office, and authorization for the Chairman and Executive Director to execute such Agreement. The motion carried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

Next Meeting

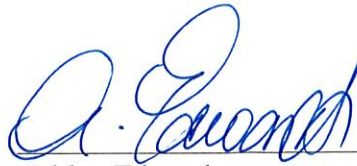
The next scheduled meeting of the Community Redevelopment Agency Advisory Board is Wednesday March 24, 2021 at 3:00 p.m. in City Council Chambers.

Adjournment

There being no further business to come before the Community Redevelopment Agency Advisory Board, Chair Bill Lambert adjourned the meeting at 4:02 p.m.



Thomas C. Chatmon, Jr.
Executive Director



Ashley Edwards
Board Secretary